

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0317	Your Ref:	P/2017/0317
Date:	12 May 2017		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2820 4364 Blue Bell House, Delph Road, Acrefair
Development: Demolition of store (former taxi office/garage) and gable lean to buildings, sub division of site and erection of two storey dwelling and access

I refer to your consultation dated 25 April 2017 in respect of the above.

The site has an existing access on to a classified highway subject only to the national speed limit although vehicular speed is considered to approximately 50mph. The visibility splays laid out at the existing access are below standard but are the best available using land under the applicants control.

Given that the access was formally used as a pub car park and latterly used as a taxi office, the traffic generated by the proposal is considered to be no more onerous than its existing use. I cannot therefore justify objecting to the proposal on the grounds of inadequate visibility.

The plan demonstrates adequate parking provision for the proposed development

I recommend any permission include the following conditions:

CONDITIONS

ZJO9 **NO GATES**

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ22 **PARKING AND MANOEUVRING TO BE KEPT CLEAR**

035R The vehicular parking and turning areas as shown on the approved drawing shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

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PH Service Manager Environment