

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2012/0616

Your Ref: P/2012/0616

Date: 06 September 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2640 5330 Land adjacent to the Kings Head Public House, Ruthin Road, Bwlchgwyn

Development: Change of use of public house with residential accommodation to dwelling.

I refer to your consultation dated 31 August 2012 in respect of the above.

The site is located on a classified highway subject only to a 30 mph speed limit. The existing site access serving the pub suffers from substandard visibility in both directions.

A separate planning application (P/2012/0582) has been submitted proposing a new dwelling on the existing pub car park with the access being reserved solely for that dwelling.

This change of use application now proposes a new access in to the public house site, directly on to the junction of Fronheulog Hill and Wesley Road.

Fronheulog Hill is a classified highway and any new access would require adequate off road parking and turning facilities to be provided within the curtilage of the site. The application does not make clear the number of bedrooms proposed for the new dwelling, but assuming that it is a 3 bedroom dwelling then parking space will be required for three vehicles.

The submitted plan shows one car parking space with no turning facility and is therefore considered to be unacceptable.

Furthermore the proposed new access would suffer from substandard visibility in both directions.

Any proposal to provide access into the site from the south / western boundary of the site is unlikely to be supported due to the restricted width of Wesley Road and the substandard visibility at the junction of Wesley Road and Fronheulog Hill.

I therefore recommend that the application be REFUSED for the following reasons:

- The proposed development does not make adequate provision for the parking and turning of vehicles clear of the public highway.
- It appears impracticable within the curtilage of the site to construct an access with the county road which would provide sufficient visibility for vehicles emerging from the site.

Peter Doherty

PP. Network and Infrastructure Manager