

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2012/0582

Your Ref: P/2012/0582

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: Outline application for the erection of one detached dwelling on former car park

I refer to your consultation dated 20 August 2012 in respect of the above.

The site has an existing access on to a classified highway subject only to a 30 mph speed limit for which Welsh Government guidelines recommends visibility splays of 2.4 x 43m in both directions.

The existing access suffers from substandard visibility in both directions and I would be unwilling to support any development that would increase traffic generation at the access. It is considered that traffic generation as a result of the proposed dwelling is likely to be significantly less than the existing use as a pub car park. I would therefore be unable to justify an objection to the proposal on traffic generation grounds.

However, the proposed dwelling is sited on the car park of the Kings Head public house and will result in the complete loss of car parking facility for the pub. This will potentially lead to vehicles parking on the A525 and other roads in the vicinity of the site; this is considered to be unacceptable.

I am aware that an application for change of use of the public house to a dwelling has recently been submitted (P/2012/0616). Until the outcome of the change of use application has been decided then I am unable to support the proposed use of the car park for the erection of a dwelling.

It is unclear from the submitted plan how adequate off road parking and turning facilities will be provided for the new dwelling as the area between the dwelling and A525 Ruthin Road appears to be too small. If the applicant wishes to pursue this proposal then he will need to demonstrate adequate off road parking and turning facilities on a revised plan.

I 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.
- The proposed development eliminates all car parking facility for the Kings Head public house and will result in vehicles parking on the public highway causing interference with the flow of traffic and additional danger to road users

P.P. *Peter Dorkin-Watts*
Network and Infrastructure Manager