

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0561

Your Ref: P/2012/0561

Date: 28 August 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2980 4620 New foundry buildings, Gutter Hill, Johnstown

Development: Change of use of new foundry buildings from offices (class B1) to 12 residential apartments (class A3) together with associated external and internal alterations, landscape works and other ancillary works.

I refer to your consultation dated 03 August 2012 in respect of the above.

The proposed development is situated on a classified highway subject to a 30 mph speed limit. Visibility at the existing access is concurrent with Welsh Assembly guidelines.

The proposed development consists of 8 two bed and 4 one bed apartments. LPGN 16 recommends a maximum provision of 22 spaces for the A3 use; the submitted plans propose 21 spaces. Given that the development is on a bus route and is in relatively close proximity to the village centre it is considered that the parking proposals are adequate for the development.

The 16 existing parking spaces provided for public use for access to Stryt Las country park are to be retained.

There is adequate facility within the parking area for a refuse vehicle to turn within the site.

Improved pedestrian links will be provided between the development and Gutter Hill.

The site has an existing office use and was recently granted planning permission for use as a convenience store. It is considered that the proposed development will generate significantly fewer traffic movements than that of its permitted uses.

I recommend that any permission include the following conditions:

CONDITION

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 4080-06

pp *Peter Douthett*
Network and Infrastructure Manager