

MEMORANDUM



From: Network and Infrastructure Manager **To:** Chief Planning Officer

Our Ref: PD/P/2012/0320

Your Ref: P/2012/0320

Date: 28 May 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3150 3320 Former Salem Chapel, Llanrhaeadr Road, Llanarmon DC

Development: Refurbishment, extension and conversion of redundant chapel to two bedroom dwelling.

I refer to your consultation dated 1 May 2012 in respect of the above.

The development site is located off an unadopted road serving three existing dwellings. There is adequate space within the site to provide adequate off road parking and turning for both the Church and the neighbouring property known as Gladstone House.

The private access road leading to the site is substandard but given that the traffic generation from a single dwelling is far less than could be anticipated if the Church was to reopen I make no objection to the proposed conversion and extension to the church.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). 12 – 02 A101 Rev B 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.

PP. Peter Dornmuir
Network and Infrastructure Manager