

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0403

Your Ref: P/2012/0403

Date: 30 July 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3194 3359 Penuel Chapel, Hafod Y Garreg, Pandy, Glynceiriog

Development: Change of use of former chapel to 3 bedroomed dwelling with associated alterations

I refer to your consultation dated 8 June 2012 in respect of the above.

The site is located on an unclassified highway within a 30 mph speed limit although vehicular speed is considered to be no more than 15 mph due to the geometry of the road.

There is no existing parking provision at the site. The submitted plans indicate off road parking provision for three vehicles which is concurrent with LPGN 16 recommendations.

As the site has an existing D1 class use it could be used as a day nursery or public hall without planning permission, which could potentially create traffic issues in the vicinity of the site – in terms of both parking problems and capacity.

The proposed change of use meets current guidelines on parking and will not create any highway capacity issues.

I therefore advise you that any permission should include the following conditions:

CONDITIONS

ZJO7
043R

ACCESS SURFACE (5 metres)

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJO9
033R

NO GATES

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

ZJ016
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 17 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). SE 338/26 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.

ZJ46
026R

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development

Peter Doornwaerts

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Network and Infrastructure Manager