

MEMORANDUM



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

Our Ref: PD/2012/0080

Your Ref: P/2012/0080

Date: 2 March 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2780 4230 Land at Railway Inn, Railway Road, Cefn Mawr

Development: Conversion and change of use of public house (A3) to dwellings, providing 2 no. semi detached house and 1 no. flat, to include internal and external alterations and demolition of toilet block to provide parking.

I refer to your consultation dated 3 February 2012 in respect of the above.

The existing site consists of a public house, 2 flats and a function room. There is parking provision for two vehicles to the rear of the site.

The overall effect of the proposed development changes the use of the public house and function room into a total of 4 dwellings and provides 7 off road parking spaces.

Parking is marginally below the maximum standards required by LPGN 16 but given the sustainable location of the site I consider the number of parking spaces provided to be adequate.

Visibility at the access points is acceptable.

I recommend that any permission 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. |

ZJ15
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 15 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge 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 the approved drawing(s) 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 Douthett

pp. Network and Infrastructure Manager