

MEMORANDUM



From: Service Manager, Environment

To: Chief Planning Officer

Our Ref: PD/2012/0034

Your Ref: MP/P/2012/0034

Date: 08 February 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2630 5350 Westminster Arms, Ruthin Rd, Bwlchgwyn

Development: Change of use of public house to dwelling.

I refer to your consultation dated 19 January 2012 in respect of the above.

The development site fronts the A525 Ruthin Road; a classified highway subject to a 30mph speed limit.

Visibility from the existing access is inadequate in the northerly direction being approximately 2.4 x 9m measured to the nearside edge of the adjoining highway. Manual for Streets would normally require such an access to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

However, as the property previously operated as a public house, the proposed development is likely to result in a reduction in traffic generation using the substandard access.

The first floor of the building is already a 3 bed dwelling; this proposal simply adds an additional bedroom whilst removing the use as a Public House. It would appear that adequate parking provision for a single dwelling is available at the rear of the property.

It is considered that the significant reduction in traffic generation at the site will be beneficial to highway safety in the area. I therefore advise you that I do not intend make any recommendations on highway grounds in this instance.


Service Manager, Environment