

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PPD/2009/1041

Your Ref: P/2009/1041

Date: 14 January 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2950 4680 Trawler Fish Bar, North Road, Ponciau
Development: Change of use of fish bar and bed sits to create 2 no. flats

I refer to your consultation dated 05 January 2010 in respect of the above.

The proposed development site is situated on North Road which is an unclassified road subject to a 30mph speed limit although I would estimate typical vehicle speeds along this section at being around 20mph due to the geometry of the road and the proximity of the junction with Fennant Road.

The development site currently consists of a disused chip shop and 5 no. bedsits for which only 1 no. parking space is provided in the form of a single garage.

LPGN 16 recommends 4 no. spaces for the chip shop (A3 - 1 car space per 4m² net public floor space) and 2 no. spaces for the 5 no. bedsits (1 space per 3 persons). This would equate to an existing shortfall of 5 no. spaces.

For the proposed development of two 2 bedroom flats LPGN 16 recommends 4 parking spaces are provided. The applicant has demonstrated the provision of two spaces. However one of the proposed spaces to the south of the building is considered unacceptable as it is utilising the adopted footway; additionally visibility for vehicles leaving this proposed space is well below recommended standards.

It is therefore considered that only 1 space in the existing garage is adequate resulting in a shortfall on recommended parking provision of 3 spaces.

Although the proposed development makes inadequate provision for off street parking, the shortfall in parking would be less than the current situation. Furthermore, the removal of the chip shop is likely to represent a significant benefit in highway terms in that regular indiscriminate parking by customers using the chip shop would cease.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

SUPPLEMENTARY NOTES

The applicants' attention should be drawn to the following supplementary notes: 1, 3, 4 & 5

JMR and X

For Operational Manager Traffic & Transportation