

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0541	Your Ref:	P/2018/0541
Date:	2 August 2018		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3128 5513 Court Hey, 3 Hillcrest Cottage, Cefn y Bedd
Development: Two storey extension

I refer to your consultation dated 11 July 2018 in respect of the above.

The site is located on a busy classified highway (A541 Mold Road) subject to a 40mph speed limit.

The site has no dedicated off road parking provision. Vehicles can be observed parked along the footway in front of some of the dwellings in this location.

I understand that some local residents also park on the privately owned access track into Riverside Business Park on the opposite side of the A541 Mold Road.

Increasing the number of bedrooms at the dwelling increases parking demand at the site

Within the applicant's justification for the proposal, it states that a two bedroom side extension can be constructed at the site under permitted development rights; meaning that the highway authority would be unable to raise any objection.

However I am advised by my planning colleagues that I am not allowed to consider what could happen under permitted development rights.

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

peter northwaite

Service Manager Environment