

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/1034 **Your Ref:** MRJ/P/2021/1034
Date: 25th November 2021

TOWN AND COUNTRY PLANNING ACT 1990

ISRANNU ANNEDD BRESENNOL YN DILYN ESTYNIAD CYMERADWYEDIG I DDARPARU DAU ANNEDD GYDA DWY YSTAFELL WELY (OL-WEITHREDOL) / SUBDIVISION OF EXISTING DWELLING FOLLOWING APPROVED EXTENSION TO PROVIDE TWO NO:2 BED DWELLINGS (IN RETROSPECT)
COURT HEY 3 HILLCREST COTTAGE MOLD ROAD CEFN Y BEDD

Grid Ref: E 331282 N 355314

I refer to your consultation dated 01/11/2020 in respect of the above and would advise you that we have the following comments;

Access

Oak Alyn Court, is an adopted unclassified and subject to a 30mph speed limit, the visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets. The actual speed limit will probably be lower than the posted speed limit. In this instance we would estimate the actual speed to be 25mph and require a 2.4m x 33m visibility splay.

Parking

The submitted plan shows the proposed parking arrangement no dimensions are shown on the plan. Minimum standard parking space dimensions as per Manual for Streets (*length 4.8m / width 2.4m*). We require a minimum access width of 3.2m for single dwelling use. It is unclear if the applicant is proposing shared use of the driveway access. If shared use is required an access width of 4.8m will be required and appropriate demarcation on a plan relating to all parking provisions for both of the properties. Due to the status of the road we do not require vehicles to be able to turn with the curtilage of the site.

The subdivision of the property independently satisfies LPGN16E with 2 parking spaces. The existing property prior to the application does not have parking associated with the development and does not conform to local planning guidance LPGN16.

We are concerned the application whilst providing parking for 'Court Hey', it reduces the available parking provision for No. 12 fronting Oak Alyn Court, potentially causing further on street parking on an already congested residential road.

It would be difficult to support an application based on the information and layout provided.

We request the applicant to confirm the above information and provide a suitably scaled plan detailing the required visibility splays and dimensions.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Chief Officer, Environment & Technical