

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0368	Your Ref:	P/2018/0368
Date:	15 June 2018		

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

Location: O. S Grid Ref: 2790 4224 6 Crane Street, Cefn Mawr

Development: Change of use of existing shop to provide residential accommodation and extension on adjacent plot to provide additional residential accommodation and pedestrian access

I refer to your consultation dated 17 May 2018 concerning the above.

The development is situated on a classified road. On street parking is restricted by a Traffic Regulation Order that prohibits parking on both sides of the carriageway. There is a public car park located approximately opposite the site.

The existing site consists of 1 flat and a shop for which LPGN 16 recommends the provision of approximately 4 parking spaces. There is no parking provided for the existing use.

The proposed development of 3 flats would require 4.5 spaces. No parking is proposed for the development.

Although there is a theoretical shortfall in parking provision, the site is in a sustainable location ;it would be reasonable to assume that prospective tenant/ purchasers will be aware of the lack of parking facility and consequently that the development will be more likely to attract non car users.

I therefore advise you that I do intend to make any recommendations on highway grounds

peter de mwaite

 Service Manager Environment