

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: P/2017/0649

Your Ref: P/2017/0649

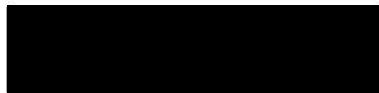
Date: 9 April 2018

Town and Country Planning Act 1990

Section 78 Appeal at 5 Bank Cottage, Waterloo Place Cefn Mawr

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of the response is attached for your information.



MM Service Manager Environment

MEMORANDUM



From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0649	Your Ref:	P/2017/0649
Date:	22 August 2017		

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

Location: O. S Grid Ref: 2812 4234 5 Bank Cottage, Waterloo Place, Cefn Mawr
Development: Outline planning application to erect 1 no. 3 bedroom dwelling

I refer to your consultation dated 14 August 2008 in respect of the above.

The development site is situated on an unadopted road subject to a 30 mph speed limit although vehicular speed is considered to be no more than 15mph due to the geometry of the road.

The road is generally less than 3.2m wide which does not permit the simultaneous passage of vehicles. The road already serves as access to 5 dwellings and a number of driveways/ parking areas presumably associated with the dwellings fronting on to Well Street. The road also serves as access to a large car park associated with the George Edwards Hall.

Any increased traffic generation could potentially lead to increased danger for pedestrians and road users generally.

The site is currently occupied by a garage and parking area presumably used by the occupants of Bank Cottage. This proposal will result in the loss of the parking provision for the existing dwelling.

I therefore recommend that the application is refused for the following reasons:

REASON

The proposal results in the loss of parking provision at the existing dwelling


Service Manager Environment