

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0613	Your Ref:	P/2016/0613
Date:	2 August 2016		

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

Location: O. S Grid Ref: 3339 5622 Blackbrook Garage, Gresford Road, Llay
Development: Demolition of car sales unit and outline planning permission to erect 6 no. dwellings (2 blocks of 3 two storey dwellings)

I refer to your consultation dated 4 July 2016 in respect of the above.

The site is located on a classified highway subject to a 30 mph.

It is proposed to replace the two existing accesses into the site with a single central access serving the whole development.

Whilst two car parking spaces are provided for each dwelling, it is considered that the design of parking layout is likely to cause manoeuvrability issues; which may in turn lead to vehicles being left on the highway.

I would suggest that there is inadequate space on the site to provide adequate parking and turning for 6 dwellings. The applicant should consider reducing the number of dwellings at the site to ensure that adequate parking and turning are provided.

In its current format I would recommend that the application is refused due to inadequate parking and turning facilities.



ru Service Manager Environment