

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0507	Your Ref:	P/2016/0507
Date:	10 June 2016		

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

Location: O. S Grid Ref: 2847 4263 49 Queens Square, Rhosymedre
Development: Alterations to 2 dwellings to create 3 no two storey dwellings

I refer to your consultation dated 31 May 2016 in respect of the above.

The site is located between the adopted highway Queens Square to the south east and a private garage area to the north west. There is no existing vehicular access into the site; it is unclear if the site has any existing parking provision on the private garage area.

Although Queens Square is not marked out specifically for parking, it is clear from visiting the site that local residents use the road to park their vehicles. The proposed access into the site from Queens Square will result in the loss of some of the existing parking areas.

The submitted plans also show a proposed parking and turning facility in the rear garden to be accessed off the garage area. The plan does not however demonstrate that there is an existing garage near the proposed site access which would prevent access to and from the site.

I would recommend that the application is refused for the following reason:

The proposed development does not make adequate provision for the parking of vehicles clear of the public highway

Peter Douthwaite

P Service Manager Environment