

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0006	Your Ref:	P/2016/0006
Date:	10 February 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2250 3699 The Mulberry Inn, Old Road, Llwynmawr
Development: Erection of one pair of semi detached two storey dwelling

I refer to your consultation dated 11 January 2016 in respect of the above site.

The site has an outline planning permission for one dwelling which was subject to a number of highway related conditions. The submitted plans do not appear to satisfy any of these conditions. I recommend that the application is refused for the following reasons:

1. Parking and turning for the proposed dwelling is inadequate. Two four bedroom dwellings in this location would be expected to provide a minimum of 6 parking spaces. The plans indicate parking for only two vehicles; well below requirements.
2. A visibility splay of 2.4 x 25m in both directions from the proposed access has not been demonstrated on the plan; the splays would cross land which is outside the site boundary.
3. There are no plans to indicate the 18 parking spaces required at the Mulberry Inn car park.

Peter Oathway

PP Service Manager Environment