

MEMORANDUM



From: Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2011/0868

Your Ref: PF/P/2011/0868

Date: 9 January 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2790 4220 Minffordd flat, Crane Street, Cefn Mawr

Development: Conversion of single five bed first floor flat into 1 no. one bed flat and 1 no. two bed flat and renovation /restoration works to exterior of property.

I refer to your consultation dated 14 December 2011 in respect of 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.

The site is in the village centre and the regularity of the bus service along Crane Street means the development site is fairly sustainable.

LPGN 16 recommends the provision of 4 parking spaces for the existing five bed flat; there is none provided.

The proposal for a one bed flat and a two bed flat would require 3.5 spaces; there is no additional parking provision proposed.

Given that the development proposals actually require less parking than the existing I do not intend to raise any objection to the shortfall in parking in this instance.

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

p.p. Peter Douthwaite
Service Manager, Environment