

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0254

Your Ref: P/2011/0254

Date: 11 May 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2790 4330 Eglwys Mair Wen, Bethania Road, Acrefair

Development: Erection of single storey pre fabricated garage

I refer to your consultation dated 18 April 2011 in respect of the above.

The development site is located between an unclassified road to the south and an unadopted road to the north.

The approved vehicular access on to Bethania Road is substandard in terms of visibility but was given permission under the General Development Order. The vehicular access has never been constructed and consequently there appears to be no dedicated parking space for the development.

The applicant is seeking to erect a garage to the rear of the dwelling with access on to the unadopted road. Visibility at the access from the unadopted road onto Bethania Road is substandard but is better than that at the approved access.

Given that the road to the rear of the property is a private road, any access on to that road is a private matter and I therefore advise you that I do not intend to make any recommendations on highways grounds in this instance.

Infrastructure and Planning Manager