

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: DC/PD/2011/0444

Your Ref: P/2011/0444

Date: 14 July 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2880 4520 Land east of Afoneitha Road, Penycae

Development: Erection of 8 3 bedroom semi detached dwellings (amendment to previously granted under code no P/2007/0112)

I refer to your consultation dated 30 June 2011 in respect of the above.

The site has an existing permission for the erection of 9 dwellings. This proposal increases the number of dwellings to 13.

To adequately cater for the additional dwellings it is considered necessary to increase the road width to a minimum of 4.8m; which the applicant has demonstrated on the submitted plan.

However the additional road width causes problems with the highway design at the kerb radius south of plot 1. The drawings originally approved by the planning department show a smooth transition around the bend whereas this submission shows the kerb kinking out at an unsatisfactory alignment.

Parking provision for plot 9A is only 4.4m deep and does not meet with standard requirements. Similarly parking for plot 6A in the quadrant south of the turning head is of inadequate length to permit the parking of vehicles.

I therefore recommend 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.
- The horizontal alignment of the proposed access road is substandard and a potential danger to road users.

Infrastructure and Planning Manager