

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0246

Your Ref: P/2011/0246

Date: 03 May 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2640 4240 Australia Arms, Llangollen Road, Trevor

Development: Erection of ancillary building for general and storage use.

I refer to your consultation dated 11 April 2011 in respect of the above.

Parking provision for the existing public house is below the standards recommended by LPGN16. However as the proposed storage area does not increase the net public floor space at the site it is not considered necessary to provide additional parking space.

The storage building is to be constructed on an area of land which does not appear to be used as a customer parking area for the existing pub; it does not therefore detrimentally impact on parking provision at the site.

Given that existing parking provision is unaffected and that the proposed development does not require increased parking provision I advise you that I do not intend to make any recommendations on highway grounds in this instance.

Infrastructure and Planning Manager