

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 revised consultation dated 11 August 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.

The highway design at the kerb radius south of plot 1 is now considered satisfactory.

Parking provision for plot 9A now appears to meet with standard requirements. Whilst parking for plot 6A and 6b is an unusual arrangement, there is nothing from a highway perspective that I could object to.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) 11 /16 PL 1a

PLUS

The other highway related conditions from the original permission P/2007/0112

Infrastructure and Planning Manager