

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0315

Your Ref: P/2011/0315

Date: 26 May 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3279 3426 Annexe adjoining Bryn Melyn, High Street, Cefn Mawr

Development: Change of use of existing annexe into dwelling

I refer to your consultation dated 4 May 2011 in respect of the above.

The site is located at the junction on Russell Street and High Street, both unclassified highways within a 30 mph speed limit. Vehicular speed is considered to be no more than 20mph due to the geometry of both roads.

There are two existing access points; one gated access onto Russell Street and the other a parking bay with direct access on to High Street.

The Russell Street access suffers poor visibility in both directions and is of inadequate width to cater for the simultaneous passage of two vehicles. Visibility from the High Street parking spaces is considered adequate.

The submitted plan suggests that parking for both dwellings will be provided off Russell Street. I am concerned that the visibility and manoeuvrability problems at this access may detrimentally impact on Russell Street.

Given the gradient of the land to the rear of the site there appears to be a lack of parking and turning space within the area to cater for 6 cars.

I would prefer to see the existing dwelling served by the 3 parking spaces on High Street and the proposed dwelling served off Russell Street. The proposed dwelling only requires parking space for 2 vehicles and this would help limit the number of additional cars entering Russell Street.

Whilst I have no objection to the principle of the development I am unable to support the application in its current format.

If the applicant can submit plans showing 3 parking spaces for Bryn Melyn on High Street and 2 parking spaces for the new dwelling off Russell Street I would be able to support the development.


Infrastructure and Planning Manager