

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

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

Your Ref: P/2011/0315

Date: 21 June 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 revised plan provides the existing dwelling with 3 parking spaces on High Street and the proposed dwelling with 2 spaces served off Russell Street; this is considered acceptable.

I recommend that any permission include the following condition:

CONDITIONS

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

The vehicular parking and turning areas as shown on the approved drawing shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Infrastructure and Planning Manager