

MEMORANDUM



From: Operational Manager Traffic & Transportation To: Chief Planning Officer

Our Ref: TH/DC/PD/2010/0241

Your Ref: P/2010/0241

Date: 25 June 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2770 4200 Land at Trem Dolydd, Cefn Mawr

Development: Outline application for residential development

I refer to the consultation in respect of the above.

The development site is located on an unadopted road currently used as vehicular parking by local residents.

The existing access into the site is considered acceptable to cater for a limited number of new dwellings subject to some minor improvement works to footways, kerbs and street lighting.

The proposed scheme retains 6 parking spaces for the existing residents and can provide adequate off road parking facility for the proposed dwellings.

I recommend that any permission include the following conditions:

CONDITIONS

J12C PROVISION OF VEHICLE PARKING & TURNING FACILITIES

028R Vehicle parking and turning facilities shall be provided within the curtilage of the site in accordance with details to be submitted for the further approval of the Local Planning Authority. Such facilities shall be made available prior to implementation of the use(s) hereby permitted and shall thereafter be retained.

NONSTDC SCHEME OF IMPROVEMENTS

026R A scheme of minor improvements to pedestrian provision, street lighting and kerb alignment shall be undertaken at the site access in accordance with details previously submitted to and approved in writing by the local planning authority.


For Operational Manager Traffic & Transportation