

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0740

Your Ref: P/2010/0740

Date: 28 September 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3200 5300 Plots A1 to A4 Land off Mold Road, Gwersyllt

Development: Substitution of house types

I refer to your consultation dated 06 September 2010 in respect of the above.

There are three current planning applications on this area of the Mold Road development. The site was originally given planning permission for the erection of 18 apartments. Between them the applications propose to substitute the 18 apartments with 11 dwellings.

Parking provision throughout the Mold Road development has been below standards. This is once again in evidence on this part of the development and I would normally recommend that the application be refused due to this shortfall. However the inspectors report on appeal at this site concluded that the level of parking proposed is acceptable and consistent with the objective of securing a sustainable development. I can therefore only conclude that refusal on this basis cannot be justified.

I recommend any permission include the following conditions

CONDITIONS

J02C PARKING AND MANOEUVRING AREA TO BE LAID OUT

026R Before first use of the development the car parking and manoeuvring areas indicated on the approved drawing shall be laid out and marked out. They shall thereafter be kept available solely for those uses at all times.

J28C VISIBILITY SPLAY OF 2.4M X 33M

038R The proposed access to the communal parking area and to plot no. 1 shall have a visibility splay of 2.4m x 33m in both directions measured to the nearside kerb edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be

provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

E02NA HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to the Highway Supplementary Notes on the enclosed "Applicants' Rights and General Information".

A handwritten signature in black ink, appearing to be 'J. Q. W.', is written over the text of the previous block.

For Operational Manager Traffic & Transportation