

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0742

Your Ref: P/2010/0742

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 A9 to A11 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.

E02NA HIGHWAY SUPPLEMENTARY NOTES

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

For Operational Manager Traffic & Transportation