

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0727

Your Ref: P/2010/0727

Date: 17 September 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2790 4220 8 Crane Street, Cefn Mawr

Development: Erection of dwelling on vacant site between existing buildings

I refer to your consultation dated 26 August 2010 in respect of the above.

The development is situated on a classified road. On street parking is restricted by a Traffic Regulation Order that prohibits parking on both sides of the carriageway.

I understand that the site was previously used as storage for the adjacent shop unit and consequently there is no established generation of traffic from the site.

LPGN 16 recommends the provision of two parking spaces for a two bedroom dwelling; there is no on site parking provided. The applicant suggests that residents can park their vehicles in the public car park opposite the site. This is not deemed to be acceptable.

The public car park is for the benefit of the public using the local facilities and it is not considered acceptable to use it for private development.

I recommend the application is refused for the following reason.

REASON

The proposed development does not make adequate provision for the parking of vehicles clear of the public highway.

For Operational Manager Traffic & Transportation