

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0240

Your Ref: P/2010/0240

Date: 19 August 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2850 4340 Land at Whalleys Way, Acrefair

Development: Outline application for residential development

I refer to your consultation dated 9 August 2010 in respect of the above.

The development site is located on an adopted area of highway currently used as vehicular parking by local residents for approximately 10 cars.

The proposed development provides two parking spaces per dwelling whilst maintaining parking provision for existing residents.

Any new development of this site will require improvements to pedestrian provision. Given the gradient of the land, retaining structures will need to be constructed within the development site.

I recommend that any permission include the following conditions:

CONDITIONS

NONSTDC SCHEME OF IMPROVEMENTS

026R A scheme of minor improvements to pedestrian provision 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.

NONSTDC RETAINING WALLS

026R No development shall be permitted until full approval for the siting and construction of any retaining walls within the development site have been further agreed with the Local Planning Authority.

For Operational Manager Traffic & Transportation