

MEMORANDUM



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

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

Your Ref: P/2010/0240

Date: 16 April 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 01 April 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 existing access into the site is considered acceptable to cater for a limited number of new dwellings (perhaps 2). There is substandard pedestrian provision into the site.

The proposed development provides two parking spaces per dwelling but reduces the available parking provision for existing residents from 10 to 6. I do not know what level of parking actually occurs at this site but can only presume that the loss may be significant.

It is considered that a development of 6 dwellings would require some improvements to the access in terms of alignment and pedestrian provision but there is nothing demonstrated on the submitted plans.

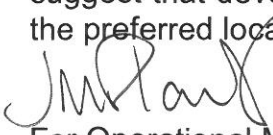
Whilst I do not object to the principle of some minor development at the site the plans submitted are considered unacceptable in terms of loss of parking and inadequate access arrangements.

I recommend that the application be refused for the following reasons:

- The proposed development would result in the unacceptable loss of the existing parking facilities
- The proposed development does not provide adequate access in terms of pedestrian provision or highway alignment

Note

If the application numbers were reduced to two dwellings then I may be able to reconsider my response. Given the gradient of the land at Plots 1 to 4 I would suggest that developing plots 5 and 6, where the ground is reasonably flat, would be the preferred location subject to the provision of adequate on site parking.


For Operational Manager Traffic & Transportation