

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0241

Your Ref: P/2010/0241

Date: 20 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2770 4200 Land at Trem Dolydd, Cefn Mawr

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 unadopted road 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 subject to some minor improvement works to kerbs and street lighting.

However the proposed scheme will effectively prevent any use of the existing parking facilities by the residents.

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.

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

Note

There is an existing unadopted road leading to 8 garages on the west of the site from Cae Gwilym Lane.

The road currently suffers from poor alignment and visibility but there is potential to improve the road to serve as an access to the proposed residential development. This would require the construction of a new highway and the repositioning of the existing garages.

For Operational Manager Traffic & Transportation