

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0258

Your Ref: P/2010/0258

Date: 15 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3173 5320 Land at Wheatsheaf Lane, Gwersyllt
Development: Outline application for residential development

I refer to your consultation dated 01 April 2010 in respect of the above.

The development site is split into two separate areas.

The northerly part of the site served off Wheatsheaf Lane has an existing outline planning permission (P/2005/0265) for the erection of three dwellings. The access improvements required as part of the planning conditions have recently been undertaken by the Council.

Although it is acknowledged that parking is a reserved matter I note that only two spaces are proposed per dwelling. Given that there appears to be ample room to provide parking to LPGN 16 recommendations I suggest that each dwelling should be provided with an additional space.

The southern part of the development site is located on Second Avenue. The highway accessing the site area is adopted and provides parking facilities for approximately 12 vehicles. The area of highway also provides adequate facility for the turning of larger vehicles.

The amended layout of the highway and the location of the dwelling are considered unsuitable. Parking provision is reduced by approximately 5 spaces and the turning space for large vehicles is lost completely. The proposed dwelling is located on the adopted highway. Whilst this in itself is not a reason for refusal the highway would have to be formally stopped up through the appropriate legal process. There is no guarantee that the highway can be legally stopped up particularly when there is a loss of existing parking and turning facilities.

The principle of development at the northern part of the site is established and I make no objection to this area of land being developed.

However the southern part will result in the loss of existing parking and turning facilities.

I therefore recommend the application is refused for the following reason:

- The proposed development would result in the unacceptable loss of the existing parking and turning facilities on Second Avenue.

Note

If the southern parcel of land was omitted from the proposed development I would make no objection to the proposal.



PA For Operational Manager Traffic & Transportation