

MEMORANDUM



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

Our Ref: TH/DC/AM/2010/0314

Your Ref: P/2010/0314

Date: 26 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 293 469 Land at Grango Lane, Ponciau

Development: Outline application for the erection of one detached dormer dwelling with separate garage

I refer to your consultation dated 19 April 2010 in respect of the above.

The proposed development is situated off an unadopted highway that is accessed by way of an unclassified highway.

Preliminary discussion with the applicant in 2005 resulted in agreement that the Highway Authority would support a proposal for the erection of five properties on this site subject to improvements to the unadopted highway from a position adjacent to the property known as Hafan.

The highway improvements have yet to be undertaken.

There are five existing planning permissions on this site:

P/2005/0584 for 1 dwelling

P/2006/0960 for 4 dwellings

P/2008/1182 for 1 dwelling

P/2009/0578 for 3 dwellings

P/2009/1003 for 1 dwelling

Given that the road is only 4.1 m wide at its junction with Bank Street and that the agreed number of dwellings has already been approved, I cannot support the application to erect an additional dwelling at this site.

I recommend the application be REFUSED for the following reason:

- Grango Lane is considered substandard in width to serve as a means of access to further residential development.

A handwritten signature in black ink, appearing to be 'M. P. ...'.

for Operational Manager Traffic & Transportation