

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0579	Your Ref:	P/2019/0579
Date:	10 September 2019		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3082 5243 52A Victoria Road, Brynteg
Development: Conversion of ground floor laundrette to from 2 no. apartments and creation of 1 no. additional apartment at first floor

I refer to your consultation dated 5 August 2019 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit. There is an area in front of the building which allows for up to 4 vehicles to be parked off road.

The site currently consists of a 3 bedroom apartment on the first floor and a launderette on the ground floor. LPGN 16 recommends 3 parking spaces for the 3 bed apartment and 4 spaces for the launderette; a total of 7 spaces. The proposed use requires a total of 6 spaces and is therefore beneficial to the highways by reducing the shortfall in parking provision.

The conversion of the launderette will also reduce traffic driving to and from the site.

I recommend that any permission include the following condition:

CONDITION

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). M I 09/004 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.



Service Manager Environment

