

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0106	Your Ref:	P/2019/0106
Date:	23 March 2019		

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

Location: O. S Grid Ref: 2825 4169 12 Ffordd Kayton, Cefn Mawr
Development: Erection of 2 no. 3 bed semi detached houses and new access

I refer to your consultation dated 14 February 2019 in respect of the above

The site is located at the end of a cul de sac. The existing driveway provides off road parking for up to three cars for number 12.

There are a number of issues with the proposals;

The proposal removes parking for the existing house at number 12 Ffordd Kayton. Visibility for vehicles exiting the proposed driveway to plot 1 is below recommended standards in a southerly direction.

The proposed driveway access to plot 2 is on to a road which does not currently exist and for which there is no planning permission.

In its current format I would therefore recommend that the application is refused for the reasons above.



 Service Manager Environment