

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2018/1004 **Your Ref:** P/2018/1004

Date: 14 January 2019

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

Location: O. S Grid Ref: 2812 4234 5 Bank Cottage, Waterloo Place, Cefn Mawr
Development: Erection of 1 no. three bedroom detached dwelling with associated parking and landscaping. Demolition of detached garage

I refer to your consultation dated 29 November 2018 in respect of the above.

The development site is situated on an unadopted road subject to a 30 mph speed limit although vehicular speed is considered to be no more than 15mph due to the geometry of the road.

The road is generally less than 3.2m wide which does not permit the simultaneous passage of vehicles. The road already serves as access to 5 dwellings and a number of driveways/ parking areas presumably associated with the dwellings fronting on to Well Street. The road also serves as access to a large car park associated with the George Edwards Hall.

The site is currently occupied by a garage and parking area presumably used by the occupants of Bank Cottage. This proposal will result in the loss of the parking provision for the existing dwelling.

I therefore recommend that the application is refused for the following reasons:

REASON

The proposal results in the loss of parking provision at the existing dwelling

Peter Owen Thomas

MS Service Manager Environment