

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0687	Your Ref:	P/2017/0687
Date:	11 September 2017		

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

Location: O. S Grid Ref: 3150 4869 Land to the rear of No. 61 & 63 Henblas Road, Rhostyllen

Development: Outline application to erect 2 no. two storey dwellings (to be accessed off Britannia Close)

I refer to your consultation dated 21 August 2017 in respect of the above.

The development site is located off a turning head at the end of a cul de sac which currently serves as access to approximately 11 dwellings.

The submitted plan shows a sketched layout of parking provision for the two dwellings. The proposed driveways do not provide adequate off road parking and turning provision. There appears to be space for only one vehicle for each dwelling, and any vehicle leaving the site would have to reverse 25m into the hammerhead of the cul de sac.

Whilst I acknowledge that the application is in outline only with all matters reserved, it is important to ensure that adequate off road parking and turning can be provided within the site. The applicant will therefore need to provide a revised plan demonstrating adequate off road parking and turning within the curtilage of the site.

The erection of two dwellings is unlikely to generate a significant amount of additional traffic along Britannia Close and I can see no justifiable reason to refuse the application on highway capacity grounds.

I understand that the grassed area providing access to the site was intended to be transferred to Council ownership as part of a section 106 agreement under the original planning permission P/2005/1385. I would advise you to check the status of this land and the contents of the S106 agreement.

Peter Downhawe

lp Service Manager Environment