

# MEMORANDUM

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| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | P/2017/0365                 | <b>Your Ref:</b> | P/2017/0365                                  |
| <b>Date:</b>    | 13 June 2017                |                  |                                              |

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**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 3128 5513 Court Hey, 3 Hillcrest Cottage, Cefn y Bedd  
**Development:** Two storey extension

I refer to your revised consultation dated 1 June 2017 in respect of the above.

The site is located on a busy classified highway (A541 Mold Road) subject to a 40mph speed limit.

The site has no dedicated off road parking provision. Vehicles can be observed parked along the footway in front of some of the dwellings in this location.

I understand that some local residents also park on the privately owned access track into Riverside Business Park on the opposite side of the A541 Mold Road. This is considered to be a potential danger for the drivers of those vehicles trying to get back across the road from the Riverside Park, as visibility is poor due to the geometry of the road.

Increasing the number of bedrooms at the dwelling has potential to increase traffic generated at the site. This is a concern due to the substandard parking provision.

I am also concerned that the internal layout of the proposed extension would make the extension easy to convert into separate accommodation, which would naturally increase traffic generated at the site.

I recommend that permission is refused for the following reason:

The proposed development does not make adequate provision for the parking of vehicles clear of the public highway.

*Peter Dormer*

*M* Service Manager Environment