

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0217	Your Ref:	P/2017/0217
Date:	20 April 2017		

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

Location: O. S Grid Ref: 2983 5356 Land at Nant Court, Brymbo
Development: Erection of 8 no. apartments

I refer to your consultation dated 23 March 2017 in respect of the above.

The site is located on a currently unadopted road serving a new residential estate.

Parking provision at each dwelling is below LPGN 16 guidance which recommends that each two bedroom apartment provides two parking spaces.

There is therefore a shortfall of 8 parking spaces on the maximum standards required by LPGN no 16.

It has however been determined at previous planning appeals that it is inappropriate to apply these as minimum standards.

The availability of a bus passing the site at regular intervals ensures that there is no essential need to own a car to reach everyday destinations.

The site is within walking distance of the village centre and the facilities it provides.

Given previous planning appeal decisions on car parking standards I consider that a recommendation for refusal on the grounds of inadequate parking is difficult to justify.

I recommend any permission include the following conditions:

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CONDITIONS

ZJO7 043R	ACCESS SURFACE (5 metres) Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
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**ZJ09
033R**

NO GATES

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

**ZJ13
026R
E05NA**

DROPPED KERB VEHICULAR ACCESS

The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.

**ZJ15
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ 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.

Peter Outhwaite

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Service Manager Environment