

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0992	Your Ref:	P/2016/0992
Date:	9 November 2016		

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

Location: O. S Grid Ref: 2823 4392 Glenwyn Boarding Kennels, Delph Road, Acrefair
Development: Demolition of existing kennel and cattery buildings and removal of static caravan (office), outline application to erect 2 n. pairs of semi detached dwellings and 1 no. detached dwelling and alteration to layout of existing driveway access

I refer to your consultation dated 31 October 2016 in respect of the above.

The existing site consists of two separate accesses to serve the kennels and the existing dwelling; although only one of the accesses appears to be in regular use. Visibility at both accesses is considered acceptable for the prevailing speed of traffic along Delph Road.

Although the proposal amends the location of these accesses slightly, visibility is still considered to be acceptable.

There appears to be only 8 parking spaces provided for 5 new dwellings – this is below what I would expect for a development in such an unsustainable location. Any 2 bedroom dwelling should provide 2 spaces each and any 3 bedroom will require 3 spaces.

The submitted plans do not indicate where parking is proposed for the existing dwelling.

I recommend that the application is refused for the following reason:

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


Service Manager Environment