

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0142

Your Ref: P/2012/0142

Date: 28 March 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2790 4220 9 Crane Street, Cefn Mawr

Development: Change of use from dentists surgery to single dwelling

I refer to your consultation dated 28 February 2012 in respect of the above.

The development site is located on a classified highway. On street parking is restricted by a Traffic Regulation Order that prohibits parking on both sides of the carriageway.

The site is in the village centre and the regularity of the bus service along Crane Street means the development site is fairly sustainable.

LPGN 16 recommends the provision of 4 parking spaces for the existing dentists surgery; there is none provided.

The proposed three bedroom dwelling would require 3 spaces; there is no parking provision proposed.

Given that the development proposals actually require less parking than the existing I do not intend to raise any objection to the shortfall in parking in this instance.

I therefore advise you that I do intend to make any recommendations on highway grounds.

Peter Doonan

P.P. Network and Infrastructure Manager