

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2012/0164

Your Ref: P/2012/0164

Date: 24 April 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 53 – 55 Wrexham Road, Rhostyllen

Development: Amendment to parking layout to allow two vehicles to be parked at a different angle from previously approved in accordance with condition 3 of P/2001/0975

I refer to your consultation dated 6 March 2012 concerning the above.

The site is located on a very busy classified highway within a 30 mph speed limit.

It is current Council policy that parking areas on a classified highway must provide a turning facility to remove the need for vehicles to reverse on the highway.

The orientation of the previously approved on site parking facility is such that vehicles can enter and exit the area without the need to reverse on to the adjacent classified highway. However it appears that the proposed changes to the angle of parking will result in vehicles reversing on the classified highway.

I understand that the original planning permission permitted two private vehicles to park in the approved area. This application proposes that the parking area will now be used for the sale of vehicles; whilst I do not object to this, the application does not demonstrate where private parking is to be provided for the existing dwelling at 53/55 Wrexham Road.

Please ask the applicant to demonstrate the following:

- How the proposed parking layout will provide for the parking and turning of vehicles clear of the public highway.
- Parking provision for the existing dwelling.

In the absence of the above I recommend the application be refused due to the lack of adequate off road parking and turning provision.

Pp. Peter Dathwaite
Network and Infrastructure Manager