

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2012/0164

Your Ref: P/2012/0164

Date: 17 May 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 revised consultation dated 17 May 2012 concerning the above.

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

The revised orientation of the site parking facility is such that vehicles can enter and exit the area without the need to reverse on to the adjacent classified highway.

I understand that the Council has already accepted that the two spaces at the front may be used to display vehicles for sale, with no specific requirement being made for the dwelling to provide separate parking provision.

That being the case I recommend that any permission include the following condition:

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

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The vehicular parking and turning areas as shown on approved drawing(s) No(s). 'bobd hughes cars2' 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 Williams

Pp.

Network and Infrastructure Manager