MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/PP/P/2024/1056	**Your Ref:**	P/2024/1056
Date:	06/08/2024		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CODI ANNEDD GYDA GAREJ AR WAHÂN / ERECTION OF DWELLING WITH DETACHED GARAGE

LOCATION: LAND ADJACENT TO THE BROW, WREXHAM ROAD, OVERTON, WREXHAM, LL13 0HF

I refer to your consultation / email dated 05/07/2024 in respect of the above.

At present there is insufficient information to be able to undertake a full assessment of the proposals from a highways perspective.

Can the applicant be requested to submit the following:-

- I would recommend the provision of 4 parking spaces in accordance with LPGN 16 maximum requirements. The submitted layout plan indicates the provision of three parking spaces within the hard surfaced driveway and garage. However, LPGN 16 does not include garage spaces as contributing to parking provision. **I would recommend the applicant submits a revised plan indicating 4 parking spaces plus turning within the site.**

- There would appear to be an informal parking space on the eastern side of the existing hardstanding area / access to the west of the existing cottages. **I would request further clarification on which property has the right to park here and whether this arrangement shall continue if the application is supported.**

P Palmer

Chief Officer, Environment & Technical