# Notes Regarding the Planning Application for the proposed conversion of a garage into an Annexe at No2 Mareilian Avenue, Marford, Wrexham LL12 8LL

**Highway Consideration**
There are existing parking spaces for a minimum of 4 vehicles available for the main residence in the form of an existing block paved drive and parking area that leads onto Stancliffe Avenue, Marford.
The proposed annexe will also have parking spaces for a minimum of 4 vehicles on an existing tarmac drive in front of the existing garage leading onto Mareilian Avenue ,Marford.

**Natural Environment :**
The existing area in question is at present totally covered with tarmac, surrounded by a 1.8m wall to the main residence's garden (west side of the garage ), and 1.8m fences to the north and east sides. there are no trees or plants or grassed areas on the existing site. We aim to create a garden area to the east side by taking up the tarmac and sub base stone, and using a mixture of slabs, gravel ,and planting to form this garden area. Planting hedging (beech ,hawthorn or privet ) in front of the existing fences to encourage birds and insects into the space. We will consider putting up a bat box to the north side, and swift boxes to the west side of the property if appropriate.
We will also have access to the gardens of the main residence to relax and enjoy.

**Flood Risk :**
It is a low risk area for flooding, but all run off from the roof will be fed into the existing soakaway system via a water butt to catch as much rainwater as possible.

**Drainage :**
The existing garage already has a connection to the main residence foul water system which feed into the public sewer network, and no additional connection is necessary. The connection has been checked and is working correctly. Welsh Water have been contacted and confirmed that all consents are in order and no further involvement by Welsh Water is required.

**Additional information :**
Water & electricity connections are already in place in the existing garage. These have been checked by relevant tradespeople and have been deemed more than adequate for the conversion into the annexe.
We are also intending to have an air source heat pump for the heating and hot water supplies, and solar panels as an additional source of input.