MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Lauren Rowlinson
Our Ref:	ET/DC/PP/P/2025/0021	**Your Ref:**	P/2025/0021
Date:	24/04/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ESTYNIAD I GAREG AC ADDASU'N ANECS / EXTENSION TO GARAGE AND CONVERSION TO ANNEXE

LOCATION: 4 PLAS ACTON CLOSE, WREXHAM, LL12 8ED

I refer to your consultation / email dated 17/03/2024 in respect of the above.

Access

The proposed development site is located on Plas Acton Close which is an unclassified, estate road (cul de sac) subject to a 20mph speed limit.

The property has an existing shared driveway / access which is shared with no. 3 Plas Acton Close which is 4.4m wide.

Parking & Turning Provision

There would appear to be adequate parking (up to 4 cars) and turning space within the curtilage of the development site. The existing dwelling would require a maximum of 3 parking spaces in accordance with LPGN 16. **The LHA recommend a suitably scaled plan is provided indicating the existing and proposed parking spaces (including annotated dimensions) including turning provision at the site.**

The LHA understand that the proposed conversion will be ancillary to the main dwelling which is assumed not to generate any significant increase in vehicle movements or parking demand. It is assumed that a suitable condition will be included that requires the conversion to remain as ancillary to the main dwelling and cannot be sold as a separate dwelling.

Conclusion

The LHA requests the applicant provides the following information:-

- A suitably scaled plan indicating the existing and proposed parking spaces (including annotated dimensions) including turning provision at the site.



On behalf of Chief Officer, Environment & Technical