

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sarah Brett
Our Ref:	ET/DC/PP/P/2023/0753	Your Ref:	P/2023/0753
Date:	19/12/2023		

TOWN AND COUNTRY PLANNING ACT 1990

**NEWID DEFNYDD GAREJ I YSTAFELL WELY, ESTYNIAD I'R WAL FFIN A SIED NEWYDD /
CHANGE OF USE OF GARAGE TO BEDROOM, EXTENSION OF BOUNDARY WALL AND
REPLACEMENT SHED**

42 TREVALYN WAY ROSSETT WREXHAM

Grid Ref: E 337179.88 N 357153.1

I refer to your consultation / email dated 14/12/2023 in respect of the above.

The proposed development site is located on Trevalyn Way which is an unclassified, residential estate road subject to a 20mph speed limit.

The existing property has 3 parking spaces which is considered adequate (assumed 4 / 5 bed property - garage spaces not included).

It is not clear from the revised layout plan (Drg.No. T034/05 Sheet 01/01) what the dimensions are of the proposed additional driveway fronting the proposed garage. **Could you please ask the applicant to provide a revised layout plan annotating the dimensions of the existing driveway and proposed driveway which I assume will accommodate 3 no. parking spaces. This will need to be hard paved for the first 5m behind the adjoining highway. I would recommend that 3 spaces are provided for the proposed development given the increase in number of bedrooms.**

I understand the applicant is not proposing to widen the existing dropped kerb across the junction radius which would not be supported, but utilise the existing dropped kerb for all 3 spaces.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical