

# MEMORANDUM



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|-----------------|----------------------------------------|------------------|----------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Economy & Planning |
|                 |                                        | <b>FAO::</b>     | Sharon Holman                    |
| <b>Our Ref:</b> | ET/DC/MZ/P/2024/0226                   | <b>Your Ref:</b> | P/2024/0226                      |
| <b>Date:</b>    | 08/05/2024                             |                  |                                  |

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## TOWN AND COUNTRY PLANNING ACT 1990

**ESTYNIADAU OCHR UNLLAWR, TO NEWYDD, NEWID SAFLE FFENESTRI A GOSOD PANELI SOLAR / SINGLE STOREY SIDE EXTENSIONS, REPLACEMENT ROOF, AMENDED WINDOW POSITIONS AND INSTALLATION OF SOLAR PANELS**

**TOWER VIEW HOLYHEAD ROAD FRONCYSYLLTE WREXHAM**  
**Grid Ref: E 326993 N 341267**

I refer to your consultation / email dated 12/04/2024 in respect of the above.

It is the LHA's understanding that the proposals are for a single storey side extensions, replacement roof, amended window positions and installation of solar panels.

The existing dwelling is a two bedroom dwelling and the proposals are for a three bedroom dwelling. The Council's car parking standards are set out in Local Planning Guidance Note No 16 and state that for a 3 bedroom dwelling, three car parking spaces should be provided, this is an increase of one car parking space from the two car parking space requirement for a 2 bedroom dwelling.

The existing parking space seems to be a garage accessed from Alma Road, the LHA is unsure if this is currently used for parking. Alma Road is by its nature exceptionally narrow at approximately 3.5m wide, with limited parking available and a passing place located close by.

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:

- Clarification over the existing car parking arrangements for the site.
- Further detail in relation to the proposed car parking for the site to accord with the car parking standards set out in LPGN 16.

Chief Officer, Environment & Technical