

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Cerys Jones
Our Ref:	ET/DC/MM/P/2023/0198	Your Ref:	P/2023/0198
Date:	8 th June 2023		

1 Tan Y Bryn, Pontfadog, LL20 7AL
New dropped kerb and Driveway for existing property

Further to your email / consultation dated 28/04/2023 in respect of the above, please see the following comments:-

The application is to provide off-road parking for a single semi-detached property on Tan-Y Bryn. Tan Y Bryn is a 20mph classified road.

Site Access and Layout

The planning permission is to provide off-road parking for 3 vehicles by removing garden space. It is understood that the property is a 3-bedroom dwelling. Wrexham County Borough Council's (WCBC) Local planning Guidance Note 16 states that the maximum parking requirements for a dwelling of 3 or 4 bedrooms, is 3 spaces per unit. The proposed parking provision reaches the maximum provision.

The dimensions of the proposed car parking spaces is not known. The car parking spaces must adhere to the dimensions stipulated in Local planning Guidance Note 16 for approval to be granted.

It appears the existing kerb line along the front of the proposed car parking spaces is not a full kerb height, however, it is not flush. In order for the proposed car parking spaces to be approved a vehicle dropped crossing (dropped kerbs) for the extents of the parking is required.

Conclusion

The dimensions of the proposed car parking spaces are not known. The car parking spaces must adhere to the dimensions stipulated in Local planning Guidance Note 16 for approval to be granted.

A vehicle dropped crossing (dropped kerbs) for the extents of the parking is required.

Chief Officer, Environment & Technical