

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0693

Your Ref: P/2018/0693

Date: 28th August 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 359 562 Disused Shippon off Village Walks, Wrexham.

Development: Erection of Garage.

I refer to your consultation dated 21/12/2017 in respect of the above.

I understand that the proposed dwelling is 2 bedroomed for which 2 no. parking spaces would be considered adequate (LPGN 16 no longer includes garage spaces as contributing to parking provision).

I would normally recommend any proposed double driveway is a minimum of 5.6m wide and 5.5m deep behind any proposed garage doors. However, bi-fold doors are now proposed which open internally. In this instance, a driveway depth of 4.8m would be considered acceptable.

The proposed driveway indicated on the submitted layout plan (Drg. No. R065/007 Rev C) only appears to be 4.0m wide. Could you please ask the applicant to provide an amended layout plan indicating a driveway which is a minimum of 5.6m wide and 4.8m deep.

I await the requested information.

Peter D O'Sullivan

PD
Planning Control Manager