

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0595	Your Ref:	SEH/P/2018/0595
Date:	13 th August 2018		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 347 515 146 Borrass Road, Wrexham.
Development: Two-Storey Side Extension.

I refer to your consultation dated 27/07/2018 in respect of the above.

Access

The proposed development site is located on a classified, residential road subject to a 20mph speed limit.

The existing access serving the property is approximately 2.5m wide and surfaced with hard bound materials.

Parking Provision

The existing 3 bedroom property appears to provide up to 3 parking spaces located alongside the property. The submitted layout plan (Drg. No. 02) appears to indicate the provision of 3 parking spaces which would block each other in. There is also insufficient space behind two of the proposed spaces for maneuvering.

The provision of 3 parking spaces would be considered adequate for the proposed development (ie/ 4 bedroomed property). However, I would recommend that the proposed parking arrangements are amended to provide 3 parking spaces side by side at 90 degrees to the property. This would require the removal of the existing hedgerow / boundary fence fronting the site and construction of a minimum 7.2m wide by 5m deep driveway. The existing dropped kerb crossing would need to be widened to accommodate the new driveway. The applicant would require s.184 consent to widen the dropped kerbs.

I would recommend that any proposed driveway is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected within 5m of the highway boundary.

No private surface water shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the access to intercept any such run-off.

Could you please ask the applicant to indicate the above detail on a revised layout plan. I **await the requested information.**

Supplementary Notes

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

peter dosthwaite

pm

Planning Control Manager