

MEMORANDUM



From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0693 **Your Ref:** P/2018/0693
Date: 17th September 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 / email dated 13/09/2018 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 D) is considered acceptable.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

- | | |
|---------------------|---|
| ZJ41
026R | GENERAL LAYOUT
Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. RO65/007 Rev D . |
| ZJ38
026R | PAVEMENT CROSSING
Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority. |
| ZJ09
033R | NO GATES WITHIN 5 METRES
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary. |

NONSTD ACCESS SURFACE (4.8 metres)

043R

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 4.8 metres behind the adjoining highway.

Note to Applicant

E05NA

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Supplementary Notes

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

Peter Dewhurst

PM Planning Control Manager