

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/0549	Your Ref:	PF/P/2016/0549
Date:	21 st June 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 353 416 2 Pilkington Cottages, Erbistock, Wrexham.

Development: Parking and operation of 2 no. private hire vehicles (no public waiting area) (up to 7 further vehicles to be operational via PDA Booking System).

I refer to your consultation dated 14/06/2016 in respect of the above.

The proposed development site fronts an unclassified road which is only approximately 3.1m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. There would appear to be 4 no. existing dwellings served off this section of highway. In order to avoid issues of access due to parked vehicles in this location, it is important that adequate off-street parking is provided

I assume that the existing property is 3 bedroomed. Given the relatively remote location of the site, I would normally recommend that the existing property provides 3 no. parking spaces.

It would appear that the property has space on the existing driveway for up to 4 vehicles plus a garage space. When visiting the site on 21/06/2016, I observed 3 cars parked at the existing property.

Assuming that at least one of the vehicles observed that already parks on the driveway associated with the existing property will also be used as a taxi, then I would raise no objections on parking grounds. I would suggest that this issue is clarified with the applicant.

I assume that any permission will restrict the business to being a non-operational base. As the proposed business is located close to residential properties, it may be considered appropriate to grant a temporary permission eg/ one year, to enable the effects of the operations to be monitored.

Based on the above assumptions, I would advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

Peter Darmwarte

PM Service Manager Environment