

MEMORANDUM

From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development

Our Ref: P/2016/0073 **Your Ref:** P/2016/0073

Date: 9 February 2016

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

Location: O. S Grid Ref: 2831 5516 The Bungalow, off Valley Road, Ffrith, Wrexham
Development: Demolition of existing dwelling and erection of replacement dwelling and garage

I refer to your consultation dated 8 February 2016 in respect of the above site.

The proposal is for the replacement of an existing dwelling.

The proposed parking area in front of the garage does not appear to permit enough room for the turning of a vehicle on to the private drive. There is more than enough room to resolve this issue.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Peter Dornthwaite

Px. Network and Infrastructure Manager