

MEMORANDUM



From: Service Manager - Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2012/0036

Your Ref: SEH/P/2012/0036

Date: 26th January 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 352 548 22 Annefield Park, Gresford, Wrexham.

Development: Conversion of existing two storey three bedroom dwelling into two self contained two bedroom apartments.

I refer to your consultation dated 19/01/2012 in respect of the above.

The proposed development site is located on Annefield Park which is an unclassified, residential road subject to a 30mph speed limit.

I understand that the existing property is 3 bedroomed and currently has 1 no. off-street parking space. The existing integral garage has not been included as parking provision in line with current LPGN 16 guidelines.

LPGN 16 would normally require a maximum of 3 no. parking spaces for the existing property. However, maximum standards would not normally be applied in this case given the sustainable location of the site (close to public transport).

The proposed development would consist of 2 no. 2 bedroomed apartments for which LPGN 16 would normally require a maximum of 4 spaces. However, maximum standards would not normally be applied in this case given the sustainable location of the site.

It is proposed to widen the existing dropped kerb vehicular crossing fronting the site and provide 2 no. off-street parking spaces. I would recommend that the existing planted border alongside the gravel area is removed to provide a widened parking area / driveway. I would recommend that the proposed shared parking area is paved with hard bound materials. A revised layout plan should be submitted to indicate the above detail.

The provision of 1 parking space for each 2 bedroomed apartment is considered acceptable given the location of the site.

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

CONDITIONS

- ZJ23**
035R **(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR**
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.
- ZJ07**
043R **ACCESS SURFACE (5 metres)**
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 5 metres behind the adjoining highway.
- ZJ38**
050R **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.

Supplementary Notes

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

Note to applicant

The applicant will need to widen the existing dropped kerb crossing outside the property including strengthening of the footway at the point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

P.P. 
Service Manager - Environment