

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: PD/2011/0710

Your Ref: MP/P/2011/0710

Date: 12 October 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: Land to rear of 49 First Avenue, Gwersyllt

Development: Submission of reserved matters pursuant to outline planning permission no. P/2007/1239 (design, appearance, landscaping, access and layout). Erection of 1 no. single storey dwelling.

I refer to your consultation dated 29 September 2011 in respect of the above site.

There is insufficient information on the submitted plans to fully assess the application. Please ask the applicant to demonstrate the following:

- Full details of a single shared access off Heol Y Coed to serve both properties (as specified in condition 6 of P/2007/1239)
- Full details of off street parking areas for the proposed dwelling AND for 49 First Avenue (as specified in condition 7 of P/2007/1239)

In the absence of the above I would recommend the application be refused due to proposed development having inadequate parking provision at the existing dwelling.

Infrastructure and Planning Manager