

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer

Our Ref: PD/P/2011/0618

Your Ref: P/2011/0618

Date: 27 September 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2800 4160 132 Cae Gwilym Lane, Cefn Mawr

Development: Extension to existing garage

I refer to your consultation dated 8 September 2011 in respect of the above.

The site is located at the junction of a Cae Gwilym Lane and Coronation Street and is currently served by two separate accesses.

The access on to Cae Gwilym Lane leads to a garage via a 10m long driveway and has a dropped vehicular crossing over the footway.

The garage and much of the driveway is now used as dog kennelling allowing space for only one vehicle to park on the driveway.

A second access has been opened up on to the unclassified highway Coronation Street allowing adequate space for the parking of two vehicles. This access does not require planning permission as the road is unclassified but is considered unsatisfactory as there is no dropped vehicular crossing over the footway.

The proposed extension to the existing garage will not in itself be of any detriment to parking provision at the site as there is still adequate space to park 3 vehicles.

I recommend any permission include the following conditions:

CONDITIONS

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PAVEMENT CROSSING

Prior to first use of development a pavement crossing to the site off Coronation Street shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

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 Environment Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in black ink, appearing to read 'J. P. W.', is positioned above the title of the signatory.

Infrastructure and Planning Manager