

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2010/1058

Your Ref: KH/P/2010/1058

Date: 7TH January 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 350 494 Land south of 56 Newquay Drive, Abenbury, Wrexham.

Development: Erection of 2 no. semi detached dwellings.

I refer to your consultation dated 20/12/10 in respect of the above.

The proposed development site is located on Newquay Drive which is currently an unadopted, residential estate road. However, it is intended to adopt this estate / development at some point in the future.

I understand that both properties are to be 2 bedroomed, although the submitted layout plan indicates 1 no. 3 bedroomed dwelling and 1 no. 2 bedroomed dwelling. Assuming that both properties are to be 2 bedroomed, I would recommend that 2 no. parking spaces are provided for each dwelling particularly as the development site is located opposite the junction with Solva Close. I would recommend that each double width driveway is at least 5.6m wide.

I would recommend that the applicant submits a revised layout plan indicating increased parking provision as detailed above.

In order to provide off street parking at the development site, the existing footway / kerbline will need to be lowered / strengthened.

There is an existing lighting column fronting the development site which will need to be relocated to accommodate the proposed development (see note).

I would normally recommend that the application be **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the parking of vehicles clear of the public highway.

However, if the applicant were to satisfactorily address this shortfall in parking provision, then I would recommend that any permission be subject to 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.

ZJ38 PAVEMENT CROSSING

050R 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

- In order to re-locate the existing lighting column fronting the development site, please ask the applicant to contact to liaise with our Jonathan Plant – Infrastructure and Planning Manager (tel: 01978 729672).



Infrastructure and Planning Manager