

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0905	Your Ref:	PF/P/2010/0905
Date:	16 TH November 2010		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 419 397 1 & 2 Halghton Lane, Penley, Wrexham.

Development: Erection of 1 pair of semi-detached garages (in retrospect) for no.1 & no. 2 Halghton Lane to replace approved scheme of 1 no. attached garage and 1 no. detached garage.

I refer to your consultation dated 15/09/08 in respect of the above.

Although I would normally have no objections to the proposed modifications to the 2 no. garages, the proposed development has resulted in a reduced driveway length for each dwelling which reduces the proposed number of parking spaces for each plot to 2 no. spaces.

I would normally recommend that the proposed properties provide 3 no. parking spaces each and a separate turning facility.

Given the location of the proposed development site, limited carriageway width and proximity to the junction with the A539, it is felt that this level of parking provision should be provided to avoid the need for vehicles to park on the adjoining highway.

Please ask the applicant to provide a more detailed plan of proposed access, parking & turning arrangements for both dwellings. Any proposed parking spaces must not interfere with the required visibility splays.

In the absence of the above I would recommend **refusal** for the following reasons:-

Inadequate information has been submitted to show that the proposal is acceptable in terms of parking and turning arrangements for both proposed dwellings.



Infrastructure and Planning Manager