

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0370 **Your Ref:** SJG/P/2010/0370
Date: 11TH May 2010

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 510 38 Chester Road, Wrexham.

Development: Demolition of existing timber garage and shed, two storey extension comprising new garage, wc / shower room and utility room with two bedrooms and bathroom over.

I refer to your consultation dated 05/05/2010 in respect of the above.

I cannot fully assess the application due to lack of information.

The existing layout at the development site appears to provide parking for up to 3 no. cars and a turning area. No details have been submitted indicating how adequate parking and turning will be provided / maintained at the proposed development site.

Please ask the applicant to provide a more detailed plan of proposed access arrangements including proposed parking and turning arrangements.

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

1. **Inadequate information has been submitted to show that the proposal is acceptable in terms of parking arrangements at the proposed development site.**
2. **Inadequate information has been submitted to show that the proposal is acceptable in terms of turning arrangements at the proposed development site.**

pf Operational Manager Traffic & Transportation