

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/0778	Your Ref:	LB1/2009/0778
Date:	22 nd September 2009		

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

Location: O. S Grid Ref: 355 491 22 Kempton Way, Wrexham.
Development: Extension over existing garage to form bedroom.

I refer to your consultation dated 22/09/09 in respect of the above.

I have no objections to the proposed development and would recommend that any permission include the following condition:-

CONDITION

1. Parking provision at the proposed development site shall be in accordance with LPGN 16.

REASON

1. To provide for the parking of vehicles clear of the highway.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Note to applicant:

As the existing driveway is only capable of accommodating a single vehicle, I would suggest that the applicant widens the driveway to a minimum of 5.6m to provide a double driveway with off road parking for 2 no. vehicles.

The applicant would need to widen the existing dropped kerb crossing outside the property including strengthening of the footway at the point of access and would need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

dmPmN

Operational Manager Traffic & Transportation