

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/AM/P/2010/0186 **Your Ref:** P/2010/0186
Date: 23 March 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 327 516 Dean Villa, Plas Coch Road, Wrexham

Development: Erection of paneled fencing to raise height of existing boundary wall (in retrospect) and erection of garage and shed

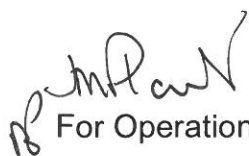
I refer to your consultation dated 15 March 2010 in respect of the above.

The proposed development site accesses onto the cul de sac to the rear of the property. The positioning of the garage means that the applicant can not provide a minimum depth of 5.5m to enable the garage door to be opened without any parked vehicle on the driveway encroaching on the adjoining highway.

I would therefore recommend **refusal** for the following reason:-

REASON

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



For Operational Manager Traffic & Transportation