

# MEMORANDUM



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**From:** Operational Manager Traffic & Transportation      **To:** Chief Planning Officer  
**Our Ref:** TH/DC/PP/2010/0422      **Your Ref:** SJG/P/2010/0422  
**Date:** 21<sup>st</sup> May 2010

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

**Location:** O. S Grid Ref: 350 545 Tinged, Vicarage Lane, Gresford, Wrexham.  
**Development:** Front extension to dwelling.

I refer to your consultation dated 18/05/2010 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 4 no. cars (2 on the drive and 2 in the extended garage) and a suitable turning area. No details have been submitted indicating how adequate parking and turning will be provided / maintained at the proposed development site once the extension is constructed.

Please ask the applicant to provide a more detailed plan of proposed access arrangements including proposed parking and turning arrangements within the curtilage of the development site

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.**

*Note:*

*It would appear that the proposed extension is likely to restrict / remove the existing turning area available at the site. Could you please ask the applicant to provide a revised scaled layout plan demonstrating the provision of a suitable turning facility complying with LPGN 21 including parking provision for 3 no. vehicles (4 bedroomed property).*

*Alternatively, parking and turning arrangements could be laid out in accordance with LPGN 16.*

*It may be considered appropriate to widen the existing 4.7m wide access to accommodate the required turning movements.*

A handwritten signature in black ink, appearing to read "Paul", with a stylized flourish at the end.

Operational Manager Traffic & Transportation