

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/0815	Your Ref:	LB1/P/2009/0815
Date:	19 th October 2009		

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

Location: O. S Grid Ref: 355 479 11 Elwyn Drive, Marchwiel, Wrexham.
Development: Extension, alteration & siting of 1 no. caravan (in retrospect) for the duration of construction.

I refer to the above planning application received on 05/10/09 and comment as follows:-

The proposed development site is located on an unclassified residential road (cul de sac) subject to a 30mph speed limit.

The cul de sac known as Taliesin currently serves 7 no. dwellings. The carriageway width is only 4.3m and the footways are 1.8m wide. Current highway standards would require a minimum carriageway width of 4.8 and 2.0m wide footways.

I understand that it is proposed to extend the existing 3 bedroomed property to include 5 bedrooms. Current vehicular access to the property is off Elwyn Drive.

In terms of parking provision, I comment as follows:-

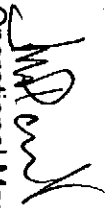
I understand that the existing property previously had a detached single garage and a driveway capable of accommodating 1-2 vehicles. This garage has since been demolished. As part of the application, the applicant has sited a static caravan in the garden which is only intended to remain for the duration of the build. However, this caravan has been sited in such a position (across the existing vehicular access) that the existing property no longer provides any off street parking provision and vehicles are forced to park on the adjoining carriageway / footway along Taliesin. This situation is considered unacceptable.

Given the restricted carriageway width, the likelihood of on street parking problems caused by the loss of these spaces and issues of access to nearby properties, I would recommend that the caravan is either removed or re-located to a more suitable position which permits vehicle access to the property and provides adequate off street parking provision (min. 2 no. spaces).

I understand that up to 4 no. vehicles have been witnessed visiting the site and along with any future contractors vehicles will only lead to congestion along this cul de sac.

Supplementary Notes

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



Operational Manager Traffic & Transportation