

MEMORANDUM



From: Operational Manager Traffic & Transportation To: Chief Planning Officer

Our Ref: TH/DC/PD/2010/0258

Your Ref: P/2010/0258

Date: 17 May 2010

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

Location: O. S Grid Ref: 3173 5320 Land at Wheatsheaf Lane, Gwersyllt
Development: Outline application for residential development

I refer to your revised consultation dated 06 May 2010 in respect of the above.

The site served off Wheatsheaf Lane has an existing outline planning permission (P/2005/0265) for the erection of three dwellings. The access improvements required as part of the planning conditions have recently been undertaken by the Council.

Although it is acknowledged that parking is a reserved matter I note that only two spaces are proposed per dwelling. Given that there appears to be ample room to provide parking to LPGN 16 recommendations I suggest that each dwelling should be provided with an additional space.

I recommend any permission include the following conditions:

CONDITIONS

J12C PROVISION OF VEHICLE PARKING FACILITIES

028R Vehicle parking and turning facilities shall be provided within the curtilage of the site in accordance with details to be submitted for the further approval of the Local Planning Authority. Such facilities shall be made available prior to implementation of the use(s) hereby permitted and shall thereafter be retained.

For Operational Manager Traffic & Transportation
[..\Planning App Scans\P 2010 0258 a.pdf](#)