

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0142 **Your Ref:** SJG/P/2010/0142
Date: 11th March 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 353 491 14 Kelso Close, Llwyn Onn, Wrexham.

Development: Conversion of existing garage to bedroom, extension over existing garage to form bedroom and erection of new detached double garage.

I refer to your consultation received on 05/03/2010 in respect of the above and would recommend any planning permission include the following conditions:-

CONDITIONS

1. The proposed garage shall be located a minimum distance of 5.5m behind the highway boundary (back of footway).
2. Parking provision at the proposed development site shall comply with the requirements of LPGN 16 (see note).
3. The proposed driveway fronting the new garage shall be surfaced using hard bound materials.

REASONS

1. To provide for the parking of vehicles clear of the highway.
2. To provide for the parking of vehicles clear of the highway.
3. To ensure that no deleterious material is carried onto the highway.

Supplementary Notes

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

Note

- A minimum of 3 no parking spaces would be considered adequate for this development.



RR Operational Manager Traffic & Transportation