

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0655 **Your Ref:** SB/P/2021/0655
Date: 19th July 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 548 1 Orchard View, Gresford, Wrexham.

Development: Two storey side extension and single storey rear extension.

I refer to your consultation / email dated 12/07/2021 in respect of the above.

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

The current property appears to provide parking for around 6 cars (garage excluded). This includes parking on loose bound materials at the front of the site. I would normally recommend that any proposed driveway is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.

The existing access / dropped kerb is 3.6m wide and would benefit from widening (subject to s.184 consent).

I would recommend that the applicant provides a suitably scaled layout plan indicating / annotating the proposed parking provision (including dimensions) at the property clear of the adjoining highway in accordance with LPGN 16 along with any proposed access improvements as indicated above.

I await the requested information.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Chief Officer, Environment & Technical