

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0414 **Your Ref:** SB/P/2021/0414
Date: 25th June 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 335 489 1 Ffordd Mailyn, Wrexham.

Development: First floor side extension and single storey front and rear extensions.

I refer to your consultation / email dated 15/06/2021 in respect of the above.

The proposed development site is located on Ffordd Mailyn which is an unclassified, residential road subject to a 30mph speed limit.

The existing 3 bedroom property currently appears to provide parking for around 4 cars within the curtilage of the site. LPGN 16 does not include garages as contributing to parking provision. The proposed layout plan appears to indicate the retention of 4 spaces for the proposed 5 bedroom property which is considered acceptable.

The existing dropped kerb access is only 2.7m wide and would benefit from widening to enable vehicles to access independently. This would require s.184 consent.

I would suggest that the applicant considers lowering the existing conifer hedge fronting the property to improve visibility from the existing / proposed driveway.

In principle I have no objections to the proposed development.

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