

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0543 **Your Ref:** KH/P/2019/0543
Date: 19th November 2019

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

Location: O. S Grid Ref: 352 481 Elm Villa, Wrexham Road, Marchwiel, Wrexham.
Development: Demolition of outrigger and detached garage building, new rear extension to existing dwelling and erection of new detached dwelling to rear of the site.

I refer to your email / consultation dated 19/11/2019 including site layout plan (Drg. No. EV-TACP-PS-00-DR-A-702) received on 19/11/2019 in respect of the above.

Access

The proposed 4.8m wide access appears acceptable.

There is an existing telegraph pole located on the southern corner of the existing access. This will need to be re-located in order to construct the suggested access. This detail has not been annotated on the submitted layout plan.

Parking & Turning Provision

I understand that the existing dwelling is 3 bedroomed and the proposed dwelling is 2 bedroomed.

LPGN 16 normally requires a maximum of 2 spaces per 2 bed dwelling and 3 spaces per 3 bed dwelling. Given the busy nature of the A525 fronting the property, I would recommend that parking provision at the site is provided in accordance with maximum standards.

The existing property has at least 6 parking spaces at present (garages excluded).

The submitted layout plan indicates 3 parking spaces for Elm Villa and 2 spaces for the proposed dwelling plus a communal turning facility. The 3rd proposed space for Elm Villa is accessible but would be better located deeper into the site to avoid conflict at the main access.

I would recommend that the applicant submits a revised layout plan indicating / annotating the above details.

Notes to Applicant

- FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position (widened access). Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670..

Supplementary Notes

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

Peter Douthwaite

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Chief Officer Environment & Technical