

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0757 **Your Ref:** PF/P/2019/0757

Date: 14th October 2019

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

Location: O. S Grid Ref: 341 506 The Acorns, Wilson Avenue, Wrexham.

Development: Single-storey extension to provide living space for 1 no. additional resident.

I refer to your consultation dated 08/10/2019 in respect of the above.

Access

The proposed development site is accessed by a narrow, unadopted driveway off Wilson Avenue (unclassified road). The unadopted driveway is approximately 12m in length and is only 2.75m wide. Previous planning consent at the site (ref: P/2006/1021) included a condition to widen this section of the access to 3.0m. This condition has not been implemented. This consent also included a condition to install an aco drain or similar across the access to intercept any private surface water run-off. This condition has not been implemented. I assume that our Enforcement Section will ensure that these conditions are implemented.

Parking & Turning Provision

I understand that the proposed development comes under a C3 Use (LPGN 16) for which a 4 bedroom dwelling would require a maximum of 3 car spaces. There would appear to be sufficient space within the site to accommodate at least 3 cars and allow turning which is considered acceptable. However, I would recommend that the applicant provides a suitable layout plan indicating the proposed parking spaces (including dimensions).

I would therefore have no objections to the proposed development and recommend any permission include the following condition:-

CONDITION

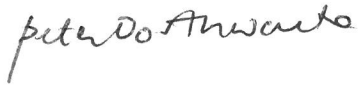
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(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained. and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

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



Chief Officer, Environment & Technical