

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Phil Forster
Our Ref:	ET/DC/P/2019/0662	Your Ref:	PF/P/2019/0662
Date:	16 th September 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 338 490 4 Bedwyr Court, Wrexham.

Development: Parking and operation of 2 no. private hire vehicles.

I refer to your consultation dated 02/09/2019 in respect of the above.

The proposed development site is located on an unclassified, residential road. I would estimate typical vehicle speeds at being around 20mph given the geometry of the road and existing traffic calming measures along this section.

The existing driveway access is 5.4m wide. There is parking for approximately 4 cars but these would not all be independently accessible as there is no dropped kerb beyond the existing driveway. I understand that the existing property is 5 bedroom. The provision of 4 spaces (garages excluded) would be considered adequate.

It is noted that the entire frontage of the property has been surfaced with "imprinted concrete" up to the existing kerb edge. Our records indicate that the first 1.8m behind the existing kerbline is adopted highway service strip. This service strip should not have been hard surfaced by the property owner but left as grassed service strip.

WCBC Streetscene Section have been made aware of the above and would remind the property owner that any required maintenance work by the Council within this strip or excavation of this strip to access utilities does not require reinstatement of the existing surfacing ie/ imprinted concrete by the Council or utilities company which encroaches over the adopted highway.

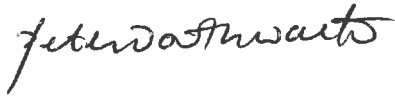
It would seem reasonable to support the application in this instance. However, it may be considered appropriate to grant a temporary permission to see if the proposed business creates any parking issues.

I assume that the proposed development will be restricted to being a non-operational office which will prevent potential customers arriving at the property.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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



Chief Officer, Environment & Technical