

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0601 **FAO:** Phil Forster
Date: 4th September 2019 **Your Ref:** PF/P/2019/0601

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 350 510 24 Rose Grove, Wrexham.

Development: Parking and operation of 2 no. private hire vehicles (one 9 seater mini-bus and one car).

I refer to your consultation dated 23/08/2019 in respect of the above.

The proposed development site is located on Rose Grove which is an unclassified, residential road subject to a 20mph speed limit.

The existing driveway is only 3.5m wide and includes a pedestrian mobility ramp leading to the front door which limits the amount of space available for parking. A double driveway would normally require a minimum width of 5.6m. However, there is an existing short section of boundary fence with an existing lighting column fronting the site which makes widening the access / driveway more difficult. There would only appear to be sufficient space on the existing driveway for 1 vehicle.

However, there is an existing 7 space car park available to residents fronting the development site which I assume the applicant uses to park his other vehicle (assuming that the applicant only owns 2 vehicles).

The existing driveway would benefit from hard paving as chippings currently spill onto the adjoining footway.

It would therefore 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.

Peter Doothwaite

PD Chief Officer, Environment & Technical