

MEMORANDUM



From: Planning Control Manager

To: Chief Officer Planning & Regulatory

Our Ref: PR/DC/P/2019/0450

Your Ref: SEH/P/2019/0450

Date: 18th June 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 542 20 Bryn y Groes, Gresford, Wrexham.

Development: Erection of double garage.

I refer to your consultation dated 14/06/2019 in respect of the above.

The proposed development site is located on Bryn y Groes which is currently an unadopted, residential estate road. It is likely that the estate road will be adopted at some point in the future once the development is completed.

The existing (assumed 5 bedroom) property appears to have at least 4 off-street parking spaces fronting the existing double garage and an additional parking space located off the private shared driveway to the east of the property.

The proposed development will add at least 2 additional parking spaces (garage excluded) at the property.

Although, I would have no objections in principle to the proposed development, the access road is currently unadopted and would be a matter for the developer at this stage.

Supplementary Notes

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

Planning Control Manager