

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/P/2019/0039

Your Ref: SEH/P/2019/0039

Date: 11th March 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 505 6 Grosvenor Road, Wrexham.

Development: Change of use of vacant dwelling into 4 no. self-contained flats (3 in the first floor and 1 in the second floor).

I refer to your consultation / email dated 08/03/2019 including revised layout plan (Drg. No. BB192-00 Rev B) in respect of the above.

The submitted layout plan indicates the proposed parking layout at the site which provides the following allocation of spaces:-

10 spaces	Allocated for the Dental Practice
12 spaces	Allocated to the Mosque & Cultural Centre
8 spaces	Allocated to the proposed 4 no. flats (2 parking spaces per flat).

The proposed parking layout appears acceptable. However, the proposed layout differs from what is currently marked out on site. I assume that the existing white lining will be modified to reflect the submitted layout plan.

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

CONDITION

NONSTD PARKING AND MANOEUVRING TO BE KEPT CLEAR

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The vehicular parking and turning areas as shown on approved drawing No. **BB192-00 Rev B** shall be fully laid out using white lining materials, surfaced and drained prior to first use of the development. These areas 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.

pete dothwaite

MP Planning Control Manager