

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/P/2019/0159	Your Ref:	MRJ/P/2019/0159
Date:	14 th March 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 366 571 1 Gun Street, Rossett, Wrexham.

Development: Erection of Three-Storey Side Extension to Dwelling with Provision of Increased Car Parking.

I refer to your consultation dated 05/03/2019 in respect of the above.

Access

The proposed development site is located off Gun Street which is an unclassified road subject to a 20mph speed limit.

The section of carriageway fronting the property is unadopted and is narrow in nature (around 2.8m wide). There is no formal turning head at the end of Gun Street. I assume that any vehicles wishing to pass each other or access their driveways may have to encroach on 3rd party driveways / accesses which is not ideal.

The existing access serving the property is approximately 4.1m wide.

Parking Provision

The existing 3 bedroom property currently appears to provide 3 parking spaces located at the front of the property.

It is proposed to increase the number of bedrooms to five and provide 4 parking spaces at the property (Drg. No. GS05). I assume when reversing out of the access, any vehicles are likely to encroach on the driveway(s) opposite the property which is not ideal. In order to provide improved access / turning at the site, I would suggest that a section of the existing boundary wall is removed up to the end of the 3 no. parking spaces. This would allow vehicles to turn within the site and exit the site in a forward gear.

I would recommend that no gates are erected across the access and the access is surfaced with hard bound materials for the first 5m behind the edge of carriageway.

I would recommend that the applicant provides a revised layout plan indicating the above detail. Details of the public footpath (PROW no. 42 – Allington) running alongside the property and any boundary walls of properties opposite the site should be included on the plan.

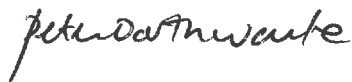
Public Footpath (PROW No. 42 – Allington)

Public Footpath No.42 - Allington passes in front of the development site and should not be interfered with. I would recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

I await the requested information.

Supplementary Notes

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



 Planning Control Manager