

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0717 **Your Ref:** KH/P/2017/0717
Date: 6th September 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 509 Strathmore Surgery, 26 to 28 Chester Road, Wrexham.

Development: Extension and alteration to entrance lobby to include new access ramp and steps.

I refer to your consultation dated 05/09/2017 in respect of the above.

The existing parking spaces adjacent to the main entrance typically have 6.9m clearance behind for maneuverability. The proposed ramp (assumed 1.4m overall width) will only leave a clearance of approximately 5.5m (LPGN 16 requires a minimum clearance of 6m) behind the affected spaces. However, there is a 700m flush strip beyond the existing affected spaces which can also allow parked cars to overhang which effectively provides in excess of 6m clearance behind these spaces

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

CONDITION

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

Supplementary Notes

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

Pete Douthwaite

M Service Manager Environment