

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0004	Your Ref:	P/2017/0004
Date:	25 January 2016		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2832 5170 40 Heol Llewelyn, Coedpoeth

Development: Demolition of existing garage and erection of detached two storey dwelling and associated garage.

I refer to your consultation dated 10 January 2017 in respect of the above.

The proposed driveway access on to Heol Llewelyn is currently used to provide additional parking for the main dwelling at no. 40. The loss of the existing car parking space is not deemed significant as there is more than adequate parking provision to the rear of the dwelling served off the main access on to Heol Caradoc.

Although visibility at the access on to Heol Llewelyn is marginally below recommendations, it is nevertheless an existing access which is in daily use.

Adequate off road parking will be provided at the proposed dwelling.

I recommend any permission include the following conditions:

CONDITIONS

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, 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.

Peter Worthwaite

my Service Manager Environment