

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0057 **Your Ref:** MP/P/2017/0057
Date: 31st January 2017

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

Grid Ref / Location: 372 579 Tregarthen, Chester Road, Rossett, Wrexham.
Development: Demolition of detached garage, erection of two storey side and rear extensions, alterations to front elevation and internal alterations.

I refer to your consultation dated 26/01/2017 in respect of the above.

The proposed development site is located on Chester Road which is a classified road subject to a 30mph speed limit.

I understand that access to the property will remain as existing.

In terms of parking & turning provision, I comment as follows:-

I understand that the existing property is 4 bedroomed whereas the extended property will be 6 bedroomed. I would recommend that the proposed property provides 4 no. parking spaces (garage spaces excluded) and a suitable turning facility.

The existing property appears capable of accommodating at least 4 cars plus turning. However, the submitted proposed layout plan does not indicate the same level of parking / turning provision.

I would recommend that the applicant submits a revised layout plan indicating the provision of 4 no. parking spaces (garage spaces excluded) and a suitable turning facility in accordance with LPGN 16 / LPGN 21.

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.

petroshwanto

Service Manager Environment