

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/1009 **Your Ref:** LP/P/2016/1009
Date: 4th November 2016

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

Location: O. S Grid Ref: 340 531 5 Cwm Eithin, Acton, Wrexham.

Development: Demolition of existing garage and conservatory, two storey side extension and single-storey rear extension.

I refer to your consultation dated 03/11/2016 in respect of the above.

The proposed development site is located on an unclassified road (cul de sac) subject to a 30mph speed limit.

There would appear to be sufficient space within the curtilage of the property to provide at least 2 no. parking spaces which is considered adequate for the proposed development.

I would therefore have no objections to the proposed development and recommend that any permission be subject to the following condition:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. **362 / 2.10.2016**.

Supplementary Notes

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

Peter Douthwaite