

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0753	Your Ref:	PF/P/2015/0753
Date:	12 th October 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 341 510 20 Glen Avon, Wrexham.

Development: Erection of summerhouse in rear garden for use as hairdressers by appointment only.

I refer to your consultation dated 12/10/2015 in respect of the above.

The proposed development site is located on Glen Avon which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being no more than 20mph given the geometry of the road (ie/ cul de sac).

I understand that the existing property is 3 bedroomed. There is an existing access with off street parking for up to 2 cars. However, it is considered unlikely that any potential customers would park on the existing driveway as it is gated. The property is located at the end of a cul de sac where there is a large area of adopted highway which also serves as a turning head.

Given the limited number of clients (ie/ 2 clients) likely to be at the property at any one time, there would appear to be ample space to accommodate parked vehicles within the existing highway without causing any highway issues.

If there are concerns in respect of parking provision, then I assume a temporary permission could be considered appropriate.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

petermontante

SP Service Manager Environment