

MEMORANDUM

From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0564 **Your Ref:** PF/P/2012/0564
Date: 3rd September 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 317 502 31 Pendinas, Wrexham.

Development: Use of garage as kitchen.

I refer to your consultation dated 30/08/2012 in respect of the above.

In terms of parking provision at the proposed development site, I comment as follows:-

For a 3 bedroomed property, LPGN 16 would normally require the provision of a maximum of 3 no. spaces. However, the provision of 2 no. spaces for this property was considered acceptable in this location.

However, the proposed development would leave the property with only 1 no. off road parking space which is considered inadequate. The proposed development site is located directly opposite the access serving the communal parking area serving the existing apartments. Any on-street parking in this location would be considered undesirable.

I would therefore recommend that the application be **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the parking of vehicles clear of the adjoining carriageway.

Peter Dornward

PP. Network and Infrastructure Manager