

MEMORANDUM



From: Network and Infrastructure Manager **To:** Chief Planning Officer

Our Ref: PD/P/2012/0414

Your Ref: P/2012/0414

Date: 24 July 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3335 3530 5 Oaklea Close, Plas Acton Road, Wrexham

Development: Change of use of part of garage to dog grooming area

I refer to your consultation dated 18 June 2012 in respect of the above.

The site is located on an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20 mph due to the geometry of the road.

The site is located at the junction of Alyn Close and Oaklea Close; access to the driveway is via the unclassified highway Alyn Close.

The property is understood to be a 5 bed dwelling for which local planning guidelines recommend the provision of 4 parking spaces. Parking is adequately catered for in its current use as a single residential dwelling.

I can only assume that access will be required in front of the garage to provide off road parking for clientele; the proposed change of use of the garage therefore cuts parking provision for the existing dwelling by 50%

Given that the proposed change of use is likely to reduce the parking provision for the existing dwelling I recommend that the application is refused for the following reason:

REASON

The proposed development does not make adequate provision for the parking of vehicles clear of the public highway

Peter Douthwaite

P.P

Network and Infrastructure Manager