

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0529 **Your Ref:** SJG/P/2012/0529
Date: 24th July 2012

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

Location: O. S Grid Ref: 346 513 12 Ffordd Dyfed, Wrexham..

Development:

1. Change of use and sub-division of supported housing to two detached dwellings.
2. Demolition of garage link corridor and flat roof extension.

I refer to your consultation dated 20/07/2012 in respect of the above.

The proposed development site is located on an unclassified, residential road (cul de sac) subject to a 20mph.

Any proposed / existing shared access would normally be required to provide a minimum access width of 4.5m in order to facilitate the simultaneous passage of 2 no. vehicles. However, given the previous use of the site as supported housing with up to 12 residents which I understand used the same existing access (2.9m wide), the proposed development is not considered likely to result in any significant increase in vehicle movements. On this basis, it would be considered inappropriate to request any modifications to the existing access.

Parking provision at the proposed development site appears adequate.

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

CONDITION

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing no. PD 2011/047D– Dated June 2012 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

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

Peter Dornwaid

pp. Network and Infrastructure Manager