

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0359 **Your Ref:** SJG/P/2012/0359
Date: 29th May 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 345 493 26 Ashburn Way, Wrexham.

Development: Two Storey Extension.

I refer to your consultation dated 18/05/2012 in respect of the above.

The proposed development site is located on Ashburn Way which is an unclassified, residential road subject to a 30mph speed limit.

The existing property is 2 bedroomed and currently has 2 / 3 no. off-street parking spaces. The proposed development includes the provision of a 3rd bedroom.

LPGN 16 would normally require a maximum of 3 no. parking spaces for a 3 bedroomed property. However, maximum standards would not normally be applied in this case given the sustainable location of the site (close to public transport).

The proposed development would appear to maintain 2 no. parking spaces which would be considered adequate for such a property in this location. However, a layout plan indicating the proposed parking provision has not been submitted. Could you please ask the applicant to provide a revised layout plan indicating proposed parking provision compliant with LPGN 16 requirements.

I would recommend that the existing dropped kerb vehicular access is widened to the full width of the existing driveway.

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

CONDITIONS

**ZJ23
035R**

(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

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050R

PAVEMENT CROSSING

Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

Supplementary Notes

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

Note to applicant

The applicant will need to widen the existing dropped kerb crossing outside the property including strengthening of the footway at the point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Please ask the applicant to contact Jo Giles on Tel: 01978 729670 for further details.


Network and Infrastructure Manager