

MEMORANDUM



From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/P/2019/0242	Your Ref:	SEH/P/2019/0242
Date:	4 th April 2019		

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

Location: O. S Grid Ref: 354 479 4 Elwyn Drive, Marchwiel, Wrexham.

Development: Variation of condition no. 2 imposed under planning permission P/2018/0696 to allow the development to be carried out in accordance with amended plans and removal of condition nos:-

- 4 - Relating to vehicular parking areas.
- 7 - Relating to surface materials for the vehicular access.
- 8 - Pavement Crossing.

I refer to your consultation dated 02/04/2019 in respect of the above.

Access

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

The existing access / driveway is approximately 5.6 wide and a minimum of 6m deep. The existing dropped kerb is approximately 4m wide but is adequate to provide access assuming 2 car spaces are to be provided side by side.

The existing access is surfaced with hard bound materials.

Parking Provision

Based on LPGN 16 requirements, I would recommend that 2 parking spaces are retained / provided at the property (2 bedrooms). A plan indicating the proposed parking arrangements does not appear to have been provided. A driveway width of 5.6m and minimum depth of 4.8m would normally be required to accommodate 2 vehicles. I assume that this will be the proposed parking arrangement utilizing the existing dropped kerb access. I would recommend the applicant submits a suitably scaled layout plan indicating the proposed parking arrangements.

Assuming the above detail is provided, I would have no objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in cursive script, appearing to read "Peter Outhwaite".A small, stylized handwritten mark, possibly a monogram or initials, located to the left of the title.

Planning Control Manager