

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0485 **Your Ref:** SJG/P/2021/0485
Date: 17th June 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 342 527 22 Ranscombe Crescent, Wrexham.

Development: Single storey side extension.

I refer to your consultation / email dated 17/06/2021 including Site Layout Plan (Drg. No. 2021/RC/01 PP – Dated June 2021) in respect of the above.

The property currently appears to provide parking for around 4 cars within the curtilage of the site. LPGN 16 does not include garages as contributing to parking provision. The proposed parking provision indicated on the submitted layout plan is considered acceptable.

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

CONDITION

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. **2021/RC/01 PP – Dated June 2021.**

Supplementary Notes

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

Chief Officer, Environment & Technical