MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/MZ/P/2024/1685	**Your Ref:**	P/2024/1685
Date:	21/02/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: AMRYWIO AMODAU 2 A 3 CANIATÂD CYNLLUNIO P/2022/0733 I DIWYGIO DYLUNIAD ADEILAD/ANNEDD / VARIATION OF CONDITIONS 2 AND 3 OF PLANNING PERMISSION P/2022/0733 TO AMEND DESIGN OF BUILDING/DWELLING

LOCATION: THE MOUNT, TOWER HILL, ACREFAIR, WREXHAM, LL14 3SU

I refer to your consultation / email dated 24/01/2024 in respect of the above.

It is the LHA's understanding that the proposals are for a variation of conditions 2 and 3 of planning permission P/2022/0733 to amend the design of the building and dwelling.

The proposals are for a two bedroom dwellinghouse. To meet the WCBC car parking standards the provision of 2 car parking spaces is required. The proposals indicate two car parking spaces within the site and it is considered that the hardstanding that is proposed is adequate to provide turning space to enable the vehicles to exit in forward gear.

The submitted plan indicates the removal of several trees at the site frontage which will improve visibility from the site entrance. The existing site entrance is located to the extreme east of the site and the gates are located at an angle and set back less than 5 metres and is hard surfaced. The LHA would recommend that gates should be set back 5m from the boundary to ensure that vehicles wishing to access the property are not impeded and are able to clear the public highway.

The previously approved layout under the permission P/2022/0733 proposed a 5m wide access point with no gates. The LHA would prefer the delivery of an access of these arrangements at this location on highway safety grounds.

However, it is considered that there is an existing residential use on the site and therefore the proposals could be seen as like for like, therefore on this basis there are no objections to the proposals on highways grounds.



On behalf of Chief Officer, Environment & Technical