

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0439 **Your Ref:** BB/P/2021/0439
Date: 21st October 2021

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

Location: O. S Grid Ref: 360 556 Craigside, Marford Hill, Wrexham.
Development: Two storey rear extension and formation of new access

I refer to your consultation / email dated 21/10/2021 in respect of the above.

Access

I understand that the applicant is now proposing to utilize the existing shared access to serve the extended property which is considered acceptable.

Parking & Turning Provision

The existing property appears to have parking for approximately 2 cars with limited turning provision. As the proposed property will not include any additional bedrooms, 2 spaces would be considered acceptable in this instance.

Retaining Walls

There is an existing retaining wall fronting the site which must not be interfered with.

I would recommend that you contact our Structures Section for advice in respect of any existing / proposed retaining walls along the site frontage.

Public Footpath

There is an existing public footpath running alongside the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Construction and Traffic Management Plan (including provision for contractor parking)

I would recommend the submission of a **Construction Traffic Management Plan** if the application is supported.

Supplementary Notes

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

Notes to Applicant:

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A handwritten signature in black ink, appearing to be 'K. Hanratty', written in a cursive style.

Chief Officer, Environment & Technical