

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/DB/P/2023/0095	Your Ref:	P/2023/0095
Date:	25 January 2024		

TOWN AND COUNTRY PLANNING ACT 1990

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MORETON INN RUABON ROAD RUABON WREXHAM

Grid Ref: E 330178 N 345489

Further to receipt of Blueprint's updated drawings listed below, we have no objection to the proposed development subject to the following conditions:

- 1) The applicant incorporates double yellow lines within the turning head and no parking signs to deter residents / visitors from obstructing delivery vehicles and refuse wagons from being forced into reversing into the main road.
- 2) Any verge / service strip accommodating street lighting is 1m minimum in depth.
- 3) The south west corner of plot 3 appears to be 450mm from the kerb line. This should not be reduced nor should the turning head radii be reduced. Finite detailing can be agreed in the s278/38 process.

Drawings reviewed are:-

7633-116-1 Refuse Vehicle Tracking Sheet 1 of 2
7633-116-2 Car Parking Vehicle Tracking Sheet 2 of 2
Planning Site and Location Plan Rev G

Chief Officer, Environment & Technical