

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2020/0887 **Your Ref:** SEH/P/2020/0887
Date: 6th March 2023

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 541 Caia Farm, Old Wrexham Road, Gresford, Wrexham.

Development: Change of use of land from agricultural to Sui Generis (Dog Exercise / Training Area) in retrospect.

I refer to your consultation / email dated 15/02/2023 including layout plan (Drg. No. and PL1 A3) in respect of the above.

The submitted **Car Parking Management Plan** appears acceptable. I assume a suitable condition will be included which ensures the proposed plan is carried out at the site.

I therefore have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

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. @@@@.

ZJ16 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NONSTD VERGE REINSTATEMENT

026R Prior to first use of the development the modified highway verge (loose bound materials) on the northern side of the access shall be reinstated with topsoil / grass seed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Supplementary Notes

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

Note to applicant

Verge Reinstatement

The applicant must liaise with our Streetscene Section (contact: Kevin Edwards on Tel:01978 729732) to agree any works in the highway verge including any potential traffic management measures.

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

Chief Officer, Environment & Technical