

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Ross Pemberton
Our Ref:	ET/DC/PP/P/2022/1030 Res (1)	Your Ref:	P/2022/1030
Date:	09/01/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU ADEILAD ALLAN / ERECTION OF OUTBUILDING

1 GEORGE AVENUE TREVOR LLANGOLLEN WREXHAM

Grid Ref: E 327056.68 N 342253.76

I refer to your consultation / email dated 06/01/2023 in respect of the above.

The proposed development site is located on Pen y Bont which is an unclassified, residential road (cul de sac) subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

The existing driveway currently provides parking for 2 cars. The submitted layout plan indicates the retention of these spaces at the property.

I assume that the proposed office will be for personal use only ie/ which will not attract clients to the property and will be tied (ancillary) to the existing dwelling. **I assume a suitable condition will be included that restricts the office to the above use.**

Based on the above, I would have no objections to the proposed development and recommend any permission include the following condition:-

CONDITION

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

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