

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Louise Phillips
Our Ref:	ET/DC/PP/P/2022/1014	Your Ref:	P/2022/1014
Date:	20/12/2022		

TOWN AND COUNTRY PLANNING ACT 1990

CREU ARDAL BARCIO ODDI AR Y FFORDD / CREATION OF OFF ROAD PARKING AREA LAND AT 27-31 COED EFA NEW BROUGHTON WREXHAM

Grid Ref: E 330919 N 351876

I refer to your consultation / email dated 19/12/2022 in respect of the above.

The proposed development site is located on Coed Efa which is an unclassified, residential estate road subject to a 20mph speed limit.

In terms of the proposed re-location of the existing gully and widening of carriageway fronting the site, I would recommend that the applicant liaises with our Streetscene Section (contact: Kevin Edwards on Tel: 01978 729732) to discuss / agree this detail.

I understand that the proposed development will require SABs approval. I would recommend that the applicant liaises with our Streetscene / SABs Section (contact: Kevin Edwards on Tel: 01978 729732) to discuss / agree this detail.

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway.

I have no objections in principle to the proposed development subject to the following condition:-

CONDITION

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. @@@

Supplementary Notes

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

A handwritten signature in black ink, consisting of a stylized 'R' followed by a horizontal line and a small flourish.

Chief Officer, Environment & Technical