

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2023/0138	FAO:	Sharon Holman
Date:	4 May 2023	Your Ref:	P/2023/0138

**Land South Of Nant Cottage, Lower Road, Coedpoeth, Wrexham, LL11 3TP
erection of dwelling (in retrospect) previously approved under P/2020/0873**

Further to your planning application dated 06/03/2023 in respect of the above, I comment as follows:

The proposed changes to the highway are as previously accepted under planning application P/2020/0873 as shown in Planning Site & Location Plan (Ref. D111/007). These include:

- Increasing the width of Lower Road in the vicinity of the site to 4.8m to allow two vehicles to pass.
- Creation of a new private driveway to serve the property off Lower Road with a visibility splay of 2 x 22m.
- Creation of a separate new access off Lower Road to serve the field to the rear of the site.

It is noted that there are no revisions to the highway proposals as part of this planning application therefore there are no further highway comments.



Chief Officer, Environment & Technical