

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Tyler Fox
Our Ref:	ET/DC/PP/P/2023/0011	Your Ref:	P/2023/0011
Date:	03/03/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD BWRIEDIG UNLLAWR AR YR OCHR A'R CEFN AC ADDASIADAU I'R DREIF / PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION AND ALTERATIONS TO DRIVEWAY

48 PLAS TIRION JOHNSTOWN WREXHAM

Grid Ref: E 330530 N 346250

I refer to your consultation / email dated 10/02/2023 in respect of the above.

The proposed level of parking provision is considered adequate. I would recommend that the driveway is a minimum of 5.6m wide and is paved with hard bound materials for a minimum distance of 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary.

The existing dropped kerb will need extending across the full frontage of the proposed driveway for which the applicant will require s.184 consent.

I would therefore recommend any permission include 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. @@@

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 5.6 metres.

ZJ13 DROPPED KERB VEHICULAR CROSSING

026R The vehicular access(es) hereby approved shall take the form of a dropped kerb
E05NA vehicular crossing.

ZJ07 ACCESS SURFACE (5 metres)

043R

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 NO GATES WITHIN 5 METRES

033R

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

Supplementary Notes

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

Note to Applicant

E05NA

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in dark ink, appearing to be 'R. Owen', is written in a cursive style.

Chief Officer, Environment & Technical