

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2022/0773	Your Ref:	SEH/P/2022/0773 Res(1)
Date:	**/**/****		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD AC ADDASU I FFURFIO ANNEDD DWY YSTAFELL WELY / EXTENSION AND CONVERSION OF GARAGE TO FORM A TWO BEDROOM DWELLING **BANK COTTAGE WATERLOO PLACE CEFN MAWR WREXHAM**

Grid Ref: E 328127.65 N 342346.77

I refer to your consultation / email dated 21/09/2022 in respect of the above. We advise that the principle of the development is acceptable. If supported we would recommend the following conditions to be included within any permission.

Conditions

- | | |
|----------------------------|--|
| ZJ05
039R | ACCESS GRADIENT
The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%). |
| ZJ07
043R | ACCESS SURFACE (5 metres)
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
033R | NO GATES WITHIN 5 METRES
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary. |
| ZJ11
039R | ACCESS WIDTH
The vehicular access hereby approved shall be a minimum width of 3.2 metres |
| ZJ21
038R | MAXIMISING VISIBILITY
Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction. |
| ZJ45
026R | CONSTRUCTION TRAFFIC MANAGEMENT PLAN
No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to |

and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

**ZJ47
026R**

SETTING BACK OF GARAGE

The front elevation of the garage hereby approved shall be set back a minimum distance of 5.5m behind the adjacent highway boundary.

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 blue ink, appearing to read 'D. J. ...', is written over a horizontal line.

Chief Officer, Environment & Technical