

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0287 **Your Ref:** SEH/P/2022/0287
Date: 21st June 2022

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 329 522 10 Ffordd Caerfyrddin, Wrexham.
Development: Outline application (All matters reserved) for 1 dwelling.

I refer to your consultation / email dated 16/06/2022 including layout plan (Drg. No. W184/004) in respect of the above. Although all matters are reserved, I comment as follows:-

I assume that Welsh Government will need to be consulted on this application given the proximity of the site to the A483 Trunk Road.

Access

The development site is located on an unclassified, residential road (cul de sac) subject to a 30mph speed limit.

I would recommend that any proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected.

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 proposed access points to intercept any such run off prior to first use of the development.

The existing dropped kerb fronting the site will need to be widened to serve the proposed / existing access points for which the applicant will need to apply for s.184 consent.

Parking & Turning Provision

In terms of parking / turning provision, I comment as follows:-

The provision of 2 parking spaces for the existing dwelling is considered adequate. Parking provision for the existing / proposed dwelling shall comply with the requirements of LPGN 16.

In principle, I have no objections to the proposed development on highway grounds.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. K. S.', written in a cursive style.

Chief Officer, Environment & Technical