

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2022/0746	Your Ref:	LP/P/2022/0746 Res(1)
Date:	14/09/2022		

TOWN AND COUNTRY PLANNING ACT 1990

TRAWSNEWID ADEILAD I ANNEDD / CONVERSION OF BUILDING TO DWELLING **HEN HAFOD ROAD NANTYR GLYN CEIRIOG WREXHAM**

Grid Ref: E 316452 N 337005

I refer to your consultation / email dated 13/09/2022 in respect of the above and would advise that the proposal is unlikely to generate any more nominal than a nominal increase in traffic using the exiting access.

We recommend any permission includes the following conditions.

Conditions

- | | |
|---------------------|--|
| 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. |
| ZJ08
043R | ACCESS SURFACE (10 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 10 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 |
| 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. |

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. ...", with a long horizontal flourish extending to the right.

Chief Officer, Environment & Technical