

# MEMORANDUM



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|-----------------|----------------------------------------|------------------|-------------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Planning & Regulatory |
|                 |                                        | <b>FAO:</b>      | Simon Greenland                     |
| <b>Our Ref:</b> | ET/DC/MM/P/2022/0403                   | <b>Your Ref:</b> | P/2022/0403                         |
| <b>Date:</b>    | 17 <sup>th</sup> May 2022              |                  |                                     |

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## **Erection of detached dwelling**

**Land adjacent to Windale, Clayton Road, Pentre, Broughton, Wrexham LL11 6BL**

Further to your email / consultation dated 28/04/2022 I comment as follows:-

The dwelling is expected to have a negligible impact on the highway network and is likely to have a smaller impact than the previously consented 2 dwellings. Car parking is provided in line with the WCBC Parking Standards. While the layout does not allow vehicles to turn on site, this is the same as other dwellings on Clayton Road and as such is acceptable.

A 2m wide footway should be provided across the site frontage, connecting to the existing footway, as conditioned in the existing planning permission.

## **Conclusion**

There is no highways reason why planning permission should not be granted.

Chief Officer, Environment & Technical