

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2022/0105 **Your Ref:** JK/P/2022/0105
Date: 7th February 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 337 515 Land at 46 – 48 Hazel Grove, Wrexham.

Development: Creation of off-road parking area.

I refer to your consultation / email dated 03/02/2022 in respect of the above.

Access

The proposed development site is accessed off Hazel Grove which is an unclassified, residential road (cul de sac) subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 10 - 15mph given the geometry of the road.

Layout

The proposed parking area is considered acceptable. I assume the proposed parking area will be surfaced with hard bound materials ie/ bitmac.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required to intercept any private surface water run-off.

I would recommend any permission includes 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. -----.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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.

NONSTD PARKING AREA SURFACE (5 metres)

043R Prior to first use of the parking area hereby approved, the parking area shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

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 black ink, appearing to be 'R. He' or similar, written in a cursive style.

Chief Officer, Environment & Technical