

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0505 **Your Ref:** SJG/P/2022/0505
Date: 8th June 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 335 497 22 Salisbury Road, Wrexham.

Development: Removal of part of wall to front of property.

I refer to the consultation / email dated 31/05/2022 in respect of the above.

The proposed development site is located on Salisbury Road which is a busy, classified road subject to a 30mph speed limit.

I assume that the proposed wall removal is to improve access at the property. I would therefore recommend that the widened driveway is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. The existing dropped kerb would also benefit from widening by an additional dropped kerb in the easterly direction for which s.184 consent would be required.

I would therefore recommend any permission include 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. @@@

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ07 ACCESS SURFACE (5 metres)

043R 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.

ZJ13
026R
E05NA

DROPPED KERB VEHICULAR CROSSING

The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.

Note to Applicant

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

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. Owen', written in a cursive style.

Chief Officer, Environment & Technical