

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/20222/0110 **Your Ref:** SB/P/2022/0110
Date: 07th February 2022

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD UNLLAWR I'R CEFN AC ADDASIADAU I FLAEN YR EIDDO GYDA CHWRB ISEL A LLE I BARCIO DAU GERBYD / SINGLE STOREY REAR EXTENSION AND ALTERATIONS TO FRONT OF PROPERTY WITH DROPPED KERB AND PROVISION OF TWO PARKING SPACES 25 OFFA LODGEVALE PARK CHIRK

Grid Ref: E 329025 N 339111

I refer to your consultation dated 07/02/2021 in respect of the above and would advise we have no objection to the principle of development but would recommend that the applicant submits a suitably scaled plan demonstrating the extent of the proposed dropped kerbs and access into the site over the existing footway

If supported we recommend any permission includes the following conditions.

CONDITIONS

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.

ZJ21 MAXIMISING VISIBILITY

038R Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.

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.

E05NA 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 kerblin 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 dark ink, appearing to be 'D. J. Jones', written in a cursive style.

Chief Officer, Environment & Technical