

Julian Wright
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Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
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14/01/2022
John Kerr
01978 298786
John.Kerr@wrexham.gov.uk
Planning Officer

Dear Sir/Madam,

Town and Country Planning Act 1990

New Vehicular Access
18 Rogers Lane, Gwersyllt, Wrexham, LL11 4DP

Please see the amended plans attached to this email, dated 12.01.2022.

The access would be onto a highway which is unclassified; therefore, an application for planning permission would not be required to create the access itself. However, you would need to apply to highways regarding the dropped kerb. Please follow the link below for further information about this:

[Drop kerb or property access enquiry - MyAccount \(wrexham.gov.uk\)](http://wrexham.gov.uk/MyAccount)

The proposed surface shows the sloped driveway, laid with multi coloured brick paving blocks which would be a permeable surface. The introduction of an aco drain would also help to direct water away from the highway. The removal of the garden wall and foliage to the front of the property is also considered to be permitted development. It is expected that the driveway would also be permanently maintained.

Overall, on the basis of the sketch plan (dated 12.01.2022), the works would fall within the thresholds of permitted development.

The above advice has been based upon the details submitted, if any details have been altered, left out or are inaccurate, then it may affect the validity of this response.

I hope this letter has been of assistance.

Yours faithfully,



Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.*

*We welcome correspondence in Welsh.
We will respond to any correspondence in Welsh and this will not lead to any delay.*