

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/2021/0059 **Your Ref:** SEH/P/2021/0059
Date: 19th January 2022

TOWN AND COUNTRY PLANNING ACT 1990

TROSI YSGUBOR SEGUR YN 1 ANNEDD/ CONVERSION OF REDUNDANT BARN INTO 1 DWELLING **TYDDYN DEDWYDD FRON DEG RHOSTYLLLEN WREXHAM**

Grid Ref: E 327769.65 N 349042.97

I refer to your consultation dated 21/01/2021 in respect of the above and would advise you the following. The development proposal is not going to generate additional trafficked movements, we do not intend to make any recommendations on highway grounds.

If supported, any permission should include the following conditions.

CONDITIONS

- ZJ11** **ACCESS WIDTH**
039R The vehicular access hereby approved shall be a minimum width of 4.8 metres
- 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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical