

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0916 **Your Ref:** JK/P/2021/0916
Date: 7th October 2021

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 362 464 Pindar Bungalow, Cross Lanes, Wrexham.
Development: Demolition of existing dwelling and erection of replacement dwelling.

I refer to your consultation / email dated 22/09/2021 in respect of the above.

The proposed development site is served off an unadopted road off the B5130 Kiln Lane which is a classified road subject to a 40mph speed limit.

Public Footpaths Nos. 23 & 24 Sesswick pass through / close to the development site and should not be interfered with. I would strongly recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

As the proposed development is simply for a replacement dwelling, I would have no objections on highway grounds and recommend any permission includes the following condition:-

CONDITION

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. **S095/006 Rev A.**

Note to Applicant:

Public Footpaths Nos. 23 & 24 Sesswick pass through / close to the development site and should not be interfered with. I would strongly recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

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. K. S.', written in a cursive style.

Chief Officer, Environment & Technical