

# MEMORANDUM

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**From:** Planning Control Manager                      **To:** Head of Environment and Planning  
**Our Ref:** EP/DC/PP/2018/0595                      **Your Ref:** SEH/P/2018/0595  
**Date:** 17<sup>th</sup> August 2018

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

**Location:** O. S Grid Ref: 347 515 146 Borrass Road, Wrexham.  
**Development:** Two-Storey Side Extension.

I refer to your consultation / email dated 16/08/2018 including revised layout plan (Drg. No. 02 Rev ----) in respect of the above.

## **Parking Provision**

The revised layout plan indicates 3 parking spaces side by side at 90 degrees to the property which is considered acceptable. This would require the removal of the existing hedgerow / boundary fence fronting the site and construction of a minimum 7.2m wide by 5m deep driveway. The existing dropped kerb crossing would need to be widened to accommodate the new driveway. The applicant would require s.184 consent to widen the dropped kerbs.

I would recommend that any proposed driveway is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected within 5m of the highway boundary.

No private surface water shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the access to intercept any such run-off.

I therefore have no objections to the proposed development and 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. -----.

**ZJ38**  
026R

**PAVEMENT CROSSING**

Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

**ZJ11**  
039R

**ACCESS WIDTH**

The vehicular access hereby approved shall be a minimum width of 7.2 metres.

**ZJ09**  
033R

**NO GATES WITHIN 5 METRES**

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

**ZJ07**  
043R

**ACCESS SURFACE (5 metres)**

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.

**ZJ46**  
026R

**NO PRIVATE SURFACE WATER RUN OFF**

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.

***Note to Applicant***

**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 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, 2, 3, 4 & 5 of the supplementary notes.

*Peter Douthwaite*

*MD* Planning Control Manager