

MEMORANDUM



From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2018/0973 **Your Ref:** P/2018/0973

Date: 14 December 2018

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

Location: O. S Grid Ref: 3102 5171 121 Moss Valley Road, New Broughton
Development: Two storey side extension, single storey rear extension and dropped kerb to extend driveway

I refer to your consultation dated 12 December 2018 concerning the above.

The development site is located on an unclassified road within an existing residential housing estate.

The submitted plans indicate that two parking spaces will be retained on the existing driveway and a third parking space provided to the front of the dwelling.
The plans demonstrate that there is space on site to provide adequate off road parking.

I therefore advise you that any permission should include the following conditions:

CONDITIONS

- ZJO7
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.
- ZJ13
026R
E05NA DROPPED KERB VEHICULAR ACCESS**
The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
- ZJ22
035R PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently

retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NOTES

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 729696.



PN Service Manager Environment