

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0411

Your Ref: PF/P/2018/0411

Date: 25th May 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 339 495 2 Saxon Street, Wrexham.

Development: Erection of gate entrance 1.84m in height (in retrospect).

I refer to your consultation dated 21/05/2018 in respect of the above.

The recently constructed access does not benefit from a dropped kerb crossing. I would recommend that the applicant applies for s.184 consent in order to construct a dropped kerb vehicular access and strengthen the footway at the new access position. The applicant will need to contact Jo Giles on Tel: 01978 729670 to obtain a s.184 application form.

I would therefore have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

NONSTD GATES OPENING INTO SITE

033R Any proposed gates shall be designed to open into the development site.

ZJ38 PAVEMENT CROSSING

026R 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.

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.

peterdouthwaite

M. Planning Control Manager