

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0563	Your Ref:	P/2018/0563
Date:	3 August 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2824 5090 Land south of Nant Cottage, Lower Road, Coedpoeth

Development: Application for approval of details reserved by conditions imposed under planning permission P/2017/0967:

Condition 10: Details of site investigation works in relation to stability

Condition 11: Scheme detailing the construction of the passing place and the retaining wall

I refer to your consultation dated 12 July 2018 in respect of the above.

The details submitted in respect of condition 10 are acceptable and the condition can be discharged

The details submitted in respect of the retaining wall for condition 11 should be checked by building control as it does not impact on the highway.

The proposed passing place is inadequate. I have concerns that the residents of the new dwellings will object to vehicles using their driveway as a passing area and ultimately prevent its intended use. It was agreed at planning site visits that a dedicated passing place should be provided south of the proposed access.

The applicant should consider amending the scheme in accordance with the attached drawings. The structural engineer will also need to consider whether the proposed passing place requires a retaining wall.

If the applicant can address the design of the passing place then the condition can be discharged.

pete worthwaite

 Service Manager Environment