

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/0407	Your Ref:	MP/P/2016/0407
Date:	10 th May 2016		

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

Location: O. S Grid Ref: 356 554 Quarry View, Quarry Brow, Pant Lane, Marford, Wrexham.
Development: Erection of Three-Storey Dwelling.

I refer to your consultation dated 03/05/2016 in respect of the above.

The proposed development site is located on Quarry Brow which is an unclassified, residential road subject to a 30mph speed limit.

The proposed dwelling itself will be served off a 4.5m wide private driveway.

The submitted layout plan (Drg. No. 4A – Dated April 2016) appears to indicate off road parking for approximately 4 no. cars (garage space excluded) which is considered acceptable.

I therefore have no objections to the proposed development 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 no. 4A – Dated April 2016.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

peter outwaite

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Service Manager Environment