

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Head of Community Well-being and Development
Our Ref:	TH/DC/PP/2011/0692	Your Ref:	SJG/P/2011/0692
Date:	5 TH October 2011		

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

Location: O. S Grid Ref: 342 530 44 Ffordd Llywelyn, Wrexham.

Development: 2 Storey extension to form hall, cloakroom and first floor bedroom enlargement.

I refer to your consultation dated 28/09/2011 in respect of the above.

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

CONDITIONS

- ZJ22** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R The vehicular parking and turning areas as shown on approved drawing no. 6.100.2B – Dated Sept 2011 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.

Supplementary Notes

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

Note:

- 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 extend the existing dropped kerb vehicular crossing including strengthening of the existing footway at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in black ink, appearing to read "Jim Paul". The signature is stylized with a large, looped "J" and a cursive "Paul".

Infrastructure and Planning Manager