

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0417	Your Ref:	SEH/P/2011/0417
Date:	12 th July 2011		

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

Location: O. S Grid Ref: 417 400 Rear garden area of nos. 7 and 9 Oakwood Park, Penley, Wrexham.

Development: Variation of condition no. 2 of planning permission code no. P/2008/0382 to allow time extension of 12 months for submission of reserved matters.

I refer to your consultation dated 17/06/2011 in respect of the above and would advise you that I do not have any objections to the proposed development on highway grounds.

However, I assume that the remaining conditions previously imposed as part of planning consent ref: P/2008/0382 are still applicable. As the proposed development site accesses onto an unadopted road under the control of Morris Homes, I would recommend that the applicant requests permission to access the site with Morris Homes.

Supplementary Notes

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

Note to applicant

The section of unadopted road fronting the proposed development site along Penley Hall Drive has not been completed / constructed to an adoptable standard (ie/ the access road and footway have not been surfaced). In order to satisfy condition no. 12 of planning consent ref: P/2008/0382, the section of carriageway / footway up to the proposed point of access will need to be surfaced with an appropriate surface course.



Infrastructure and Planning Manager