

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0415

Your Ref: SJG/P/2011/0415

Date: 20TH June 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 373 576 Land to rear of 40 Waverley Crescent, Rossett, Wrexham.

Development: Erection of detached two bedroomed bungalow and new vehicular access.

I refer to your consultation dated 17/06/2011 in respect of the above.

Although I have no objections in principle to the proposed development, I would like to raise the following issues:-

The proposed 2 no. parking spaces to the front of the existing property (no.40) appear inaccessible. Could you please ask the applicant to provide a revised layout plan indicating an alternative arrangement.

The submitted layout plan does not indicate a dropped kerb crossing for the proposed shared access. Could you please ask the applicant to provide a revised layout plan indicating a continuous dropped kerb footway link across the proposed access.

Providing that the above issues can be addressed I would have no objections to the proposed development on highway grounds. I await the requested information.

Infrastructure and Planning Manager