

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/P/2010/0667

Your Ref: P/2010/0667

Date: 25 August 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3290 5590 1 Llay Place Avenue, Llay

Development: Separation of annexe flat from main dwelling creating 2 separate residential units (in retrospect)

I refer to your consultation dated 04 August 2010 in respect of the above.

The development site is located at the junction of the classified highway Llay New Road and the unclassified highway Llay Place Avenue.

The proposed site access is on the radius of the junction into Llay Place Avenue and I would not normally support an access in such a location. However given that the site was granted planning permission in 1988 for use as a double garage I can only conclude that the principle of vehicular use of the access at this location has been established.

I note that there is no formalised vehicular dropped crossing over the footway to gain access to the driveway; a suitably worded condition should be attached to ensure this is constructed.

CONDITION

J14C PAVEMENT CROSSING

026R A vehicular pavement crossing shall be constructed into the site within 3 months of the decision date in accordance with the approved specification of the Local Planning Authority.

Note

E05N FOOTWAY CROSSING LICENCE

A licence will need to be obtained (as required by section 184 of the Highways Act 1980) from the highway Authority in order to alter the kerbline and cross the footpath at the access position. The licence is a separate form and will need to be obtained from the Highways Department, Wrexham County Borough Council. telephone 01978 297158.

For Operational Manager Traffic & Transportation