

# MEMORANDUM



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**From:** Infrastructure and Planning Manager

**To:** Chief Planning Officer

**Our Ref:** TH/DC/PD/2011/0006

**Your Ref:** P/2011/0006

**Date:** 04 February 2011

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**TOWN AND COUNTRY PLANNING ACT 1990.**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.**

**Location:** O. S Grid Ref: 2850 5130 Land adjacent to Waen Road, Coedpoeth  
**Development:** Removal of condition no. 13 imposed under planning permission P/2008/0872 relating to the construction of 2.0m wide footway.

Following consultation with the planning officer it was agreed that the provision of a footway along Waen Road was probably not relevant to the permitted development and consequently did not satisfy the tests of circular 11/95.

The highway department have entered into negotiations with the developer and agreed a scheme of improvements satisfactory to both parties.

I am therefore willing to agree to the removal of condition no. 13 on the basis that the following conditions are attached to any permission along with all the other conditions from P/2008/0872

## **CONDITIONS**

- Prior to commencement of development details of a 1.5 metre wide footway constructed back from the existing footway on Waen Road (from the south east) for a minimum distance of 3.0 metres kerbside and 2m development side shall be submitted to and approved in writing by, the Local Planning Authority. The details as approved shall be fully implemented prior to first occupation of the development and shall thereafter be maintained clear of obstruction to pedestrian movement.
- Prior to first use of the development the existing boundary hedge within the area hatched blue as shown on the approved plan shall be reduced to a height not exceeding one metre, and shall thereafter be retained at that height. Within the blue hatched area there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway, and this area shall be permanently retained clear of any such obstruction to visibility from the adjacent vehicular access to 'En Casa'.

- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) there shall be no access, vehicular or pedestrian, under Class B of Schedule 2 Part 2 onto the unclassified highway known as 'Waen Road' from the dwellings hereby approved.



Infrastructure and Planning Manager