

MEMORANDUM



From: Infrastructure & Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/AM/2010/1085

Your Ref: P/2010/1085

Date: 18 January 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3311 4983 Builders Yard to rear of 27 Poyser Street, Wrexham

Development: Outline application for residential development (Two Storey Building containing 4 flats)

I refer to your consultation dated 04 January 2011 in respect of the above and would comment as follows:-

Considering the application is for the erection of 4. no. one bedroom flats to replace the builders yard, I can only conclude that it would be unlikely to cause an increase in traffic generation.

I would recommend that any permission include the following conditions:

CONDITION

J45C VEHICLE PARKING AREA

035R The vehicle parking areas indicated on the approved plan shall be laid out, surfaced and drained prior to the first use of the buildings hereby granted and shall thereafter be retained for those purposes.

SUPPLEMENTARY NOTES

The applicants' attention should be drawn to the following supplementary notes: 1, 3, 4 & 5

Infrastructure and Planning Manager