

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0873	Your Ref:	MP/P/2010/0873
Date:	16 th November 2010		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 347 547 Land adjoining 5 Lakeside Close, Gresford, Wrexham.

Development: Erection of single storey dwelling and construction of new access.

Further to my memo dated 25/10/2010 and our telephone conversation on 16/11/2010 in respect of the above, I wish to add the following comments:-

The private access road serving the development site already serves 7 no dwellings and exceeds the normal requirement permitting a maximum of 5 no. properties allowed off an unadopted road.

However, the unadopted road also serves the Gresford Trust Recreation Site, the Royal British Legion Club, the Gresford Bowls & Snooker Club, the Gresford Scout Headquarters. The Allington playground and the associated junior football pitches.

Given the level of traffic generated by the existing developments off this unadopted road, it is considered that the potential increase in vehicle movements as a result of this additional dwelling would be minimal (ie/ less than 5%).



Infrastructure and Planning Manager