

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0270

Your Ref: P/2010/0270

Date: 25 May 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3180 5280 Land adjoining Jutland Avenue, Gwersyllt

Development: Alteration to previous planning approval under code no.

P/2006/0091 – replacement of plots 12 & 13 with 2 no. 2 bedroom semi detached houses plus 1 no. 3 bedroom detached.

I refer to your consultation in respect of the above site.

The parking space plot 14v on the proposed estate road is considered unnecessary and is likely cause obstruction to visibility from the driveway to plot 12.

Subject to the proposed space being deleted and the verge left as a service strip I would recommend that any permission include the following conditions:

J33C ACCESS HARD SURFACED

043R Each proposed access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

NONSTD NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

026R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

NONSTDC RETAINING WALL

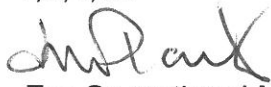
NONSTDR Details of the retaining wall design and proposals for its future maintenance shall be submitted to and approved by the Planning Authority in consultation with the Highway Authority prior to commencement of development.

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 lower the kerblin and cross the footpath at the new access position. The licence is a separate form and will need to be obtained from the Highways Department, Wrexham County Borough Council. Telephone no: 01978 297158.

SUPPLEMENTARY NOTES

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

A handwritten signature in black ink, appearing to read "M. Paul" or similar, written in a cursive style.

For Operational Manager Traffic & Transportation