

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0578 **Your Ref:** JK/P/2021/0578
Date: 1st July 2021

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 505 Land adjacent to 26 - 30 Tower View, Wrexham.
Development: Formation of off-street parking area.

I refer to your consultation / email dated 30/06/2021 in respect of the above.

The proposed development site is accessed off Tower View which is an unclassified, residential road subject to a 20mph speed limit.

Visibility from the proposed parking area along Tower View is considered adequate providing splays in excess of 2.4 x 25m in both directions in accordance with Manual for Streets.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required to intercept any such run-off. As the proposed development exceeds 100m² gfa, I understand that the proposed development will require SABs consent prior to commencement.

I therefore have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

As the proposed development exceeds 100m² gfa, the proposed development will require SABs consent prior to commencement.

A handwritten signature in black ink, appearing to read 'K. O. O.', with a long, sweeping horizontal stroke extending to the right.

Chief Officer, Environment & Technical