

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0081 **Your Ref:** MP/P/2021/0081
Date: 23rd February 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 384 438 Ty Bryn Hovah, Overton Road, Bangor on Dee, Wrexham.
Development: erection of double garage with raised access to loft door, removal of existing garage roof with lowering of wall. New water waste treatment plan with raised platform over new tanks.

I refer to your consultation dated 29/01/2021 in respect of the above.

I have no objections to the proposed development on highway grounds and recommend any permission include the following conditions:-

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s).
@@@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NONSTD GATES TO OPEN INTO DEVELOPMENT SITE

033R Any proposed gates shall open into the development site.

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, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line and a small loop.

Chief Officer Environment & Technical