

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0253 **Your Ref:** SEH/P/2020/0253
Date: 17th July 2020

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

Location: O. S Grid Ref: 288 443 1 Bryn Issa, Plas Bennion Road, Pen y Cae, Wrexham.
Development: Partial demolition of existing semi-detached cottage, erection of new two-storey detached dwelling with associated parking and landscaping.

I refer to your consultation dated 13/07/2020 in respect of the above.

As the proposed development is simply a replacement dwelling, I would raise no objections on highway grounds and recommend any permission include 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. -----.

ZJ07 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

Supplementary Notes

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

A handwritten signature in blue ink, appearing to read 'K. O. ...', located at the top left of the page.

Chief Officer, Environment & Technical