

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0873 **Your Ref:** SG/P/2019/0873
Date: 10th January 2020

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

Location: O. S Grid Ref: 495 408 Ryecroft, The Chequer, Bronington, Wrexham.
Development: Partial demolition of two-storey rear gable, single storey kitchen and associated single storey store rooms to facilitate a new two storey rear extension, demolition of existing garage and brick wc block and erection of replacement smaller garage and store / workshop building and new access.

I refer to your email / consultation dated 20/12/2019 including revised layout plans in respect of the above.

On the basis that we are only considering the proposed extension and modified garage & store / workshop, I comment as follows:-

The submitted layout plan (Drg. No. SP(90)04 Rev 1) indicates the provision of adequate parking and turning provision within the curtilage of the site.

I assume any store / workshop will be conditioned / limited to domestic use (ie/ not commercial).

I would therefore have no objections to the proposed development on highway grounds and recommend any permission includes the following condition:-

CONDITION

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. -----.

Supplementary Notes

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

peter Douthwaite

MD Chief Officer, Environment & Technical