

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2020/0106

Your Ref: MRJ/P/2020/0106

Date: 5th March 2020

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 340 482 Mill House, Marchwiel, Wrexham.

Development: Change of use from business use (class B1) to single dwelling house (Class C3). Internal and external refurbishment works, two storey extension to the west elevation, basement extension to the north and erection of replacement outbuilding.

I refer to your consultation dated 17/02/2020 in respect of the above.

The proposed development site is accessed off Marchwiel Hall Road which is a classified road subject to a 60mph. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road.

I understand that the existing / proposed property uses the existing shared access onto Marchwiel Hall Road which is shared with Marchwiel Hall itself and The Lodge. I understand that the proposed development is simply a replacement dwelling which is considered unlikely to result in any significant increase in vehicle movements through this access.

There would appear to be sufficient space to accommodate adequate parking and turning provision at the site.

I therefore have no objections to the proposed development on highway grounds.

Supplementary Notes

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

Note to Applicant:

Public Footpath No.33 - Marchwiel runs along the private access serving the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

P. A. F. 

¹⁴ Chief Officer, Environment & Technical