

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0837 **Your Ref:** MP/P/2019/0837
Date: 18th November 2019

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

Location: O. S Grid Ref: 330 490 58 Ffordd Glyn, Wrexham.

Development: Change of use of existing dwelling into 4 no. one bed supported living units with staff facilities.

I refer to your consultation dated 14/11/2019 in respect of the above.

The proposed development site is located on Ffordd Glyn which is an unclassified, residential estate road subject to a 30mph speed limit.

The submitted layout plan (Drg. No. 002) indicates the provision of 4 – 5 spaces utilizing the existing driveway / dropped kerb. At the northern end of the property, 2 parking spaces are proposed. The proposed driveway will require s.184 consent to form a vehicular access / dropped kerb. I would recommend that the proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.

I assume that the proposed spaces off the existing driveway will be allocated to the 4 no. one bed living units and the 2 additional proposed spaces will be allocated to the proposed 2 staff members. The proposed level of parking provision at the development site is considered acceptable.

I would therefore have no objections to the proposed development 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.

ZJ13
026R
E05NA

DROPPED KERB VEHICULAR CROSSING

The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.

Supplementary Notes

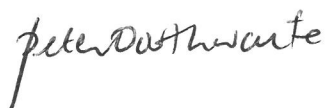
The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Note to Applicant

E05NA

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



Chief Officer, Environment & Technical