

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0106	Your Ref:	P/2019/0106
Date:	19 August 2019		

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

Location: O. S Grid Ref: 2825 4169 12 Ffordd Kayton, Cefn Mawr

Development: Erection of 2 no. 3 bed semi detached houses and new access

I refer to your revised consultation in respect of the above.

The site is located at the end of a cul de sac. The existing driveway provides off road parking for up to three cars for number 12.

I understand that the site also has a legal right of way through the Cefn British Legion car park which will allow access to the proposed plot no. 2

Adequate off road parking has now been demonstrated at the existing dwelling and the two proposed dwellings.

There is therefore no justifiable reason to object on highway grounds.

I recommend that any permission include the following conditions:

CONDITIONS

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

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.

**ZJ41
026R**

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@.

**ZJ07
043R**

ACCESS SURFACE (5 metres)

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

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

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.

NOTES

E05NA

FOOTWAY CROSSING LICENCE AT NUMBER 12

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerblin 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 729696.

Peter Doughty

Service Manager Environment