

MEMORANDUM



From: Planning Control Manager

To: Chief Officer Planning & Regulatory

Our Ref: PR/DC/PP/2019/0327

Your Ref: MP/P/2019/0327

Date: 7th May 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 448 440 1 The Elms, Tallarn Green, Malpas, Wrexham.

Development: Application for approval of reserved matters pursuant to outline planning permission P/2017/0794, layout, scale, appearance, landscaping, drainage (1 no. dwelling on land adjoining 1 The Elms).

I refer to your consultation dated 26/04/2019 in respect of the above.

The existing / proposed shared private driveway intended to serve the proposed dwelling is 4.5m wide, hard paved and provides splays in excess of 2.4 x 18m in both directions measured to the nearside edge of the adjoining highway. The available access width and splays are considered adequate.

There would appear to be adequate parking and turning space within the curtilage of the site.

I assume that any scheme for the disposal of surface water will be assessed / approved by our Senior Flood Management Officer.

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. This detail does not appear to have been included on the submitted plans.

Supplementary Notes

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

Peter Dorthwaite

PD Planning Control Manager