

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0732	Your Ref:	P/2017/0732
Date:	6 October 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3033 4378 Wynnstay Arms Hotel, High Street, Ruabon

Development: Alterations and refurbishments to include new layout and formation of 5 no. additional letting bedrooms, construction of external paved area / beer garden adjacent to rear entrance and enclosed bin store around kitchen entrance and alterations to existing vehicular access from High Street

I refer to your revised consultation dated 6 October 2017 in respect of the above.

The proposed widening of the existing access will significantly improve manoeuvrability in to the site particularly for the dray wagon. As indicated by point 4 on the submitted plan, the revised access arrangement will require the existing dropped kerbs to be extended by a few metres. The applicant will have to enter into a Section 184 agreement with the council in order to undertake these works.

There is no highway objection to closing the existing southerly access in to the site.

The revised parking plans are considered acceptable.

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). 206 REV A 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.

ZJ38
050R

PAVEMENT CROSSING

Prior to first use of development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

NOTES

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 729696.

Peter Douthwaite

M Service Manager Environment