

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2017/0567

Your Ref: SEH/P/2017/0567

Date: 9th August 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 369 570 5 Grosvenor Crescent, Rossett, Wrexham.

Development: Garage extension.

I refer to your consultation / email dated 27/07/2017 including revised layout plan in respect of the above.

The proposed development site is located on an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

The existing access serving the property is 3.9m wide and provides off-road parking for 2 no. vehicles. There is an existing lighting column located to the side of the existing access. It is important that any revised parking / access arrangements do not result in this column being struck by vehicles entering / exiting the site.

Although I have no objections to the proposed development in principle, given the proximity of the widened driveway to the existing column, I would suggest that the applicant considers re-locating the column so it is at least 1m clear of any driveway. I would suggest that the applicant liaises with our Street Lighting Section on Tel:- 01978 729673 (contact- Paul Rogers) on this matter.

I would recommend any permission include the following conditions:-

CONDITIONS

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

ZJ07
043R

ACCESS SURFACE (5 metres)

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.

Supplementary Notes

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

Peter Downward

pm Service Manager Environment