

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0500	Your Ref:	P/2017/0500
Date:	27 June 2017		

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

Location: O. S Grid Ref: 2810 5140 Land adjoining and east of 76 High Street Coedpoeth

Development: Erection of two storey detached dwelling and new access

I refer to your revised consultation dated 21 June 2017 in respect of the above.

The site is located on a classified highway subject to 30 mph speed limit for which Welsh Government guidelines require visibility splays of 43m in both directions. It is possible to achieve the required splays from the proposed site access.

The site benefits from outline planning permission granted in 2016.

The submitted plans do not demonstrate an adequate off road turning area for the proposed dwelling. Neither do the plans demonstrate how parking is to be retained for the existing dwelling no.76.

Can you please ask the applicant to submit revised plans demonstrating adequate off road parking and turning provision for both the existing and proposed dwellings.

Pete Douthwaite

PJ Service Manager Environment