

MEMORANDUM



From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0562	Your Ref:	KH/P/2017/0562
Date:	13 th July 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 372 417 Penyllan Cottage, Penyllan Street, Overton, Wrexham.

Development: Erection of two-storey dwelling.

I refer to your consultation dated 12/07/2017 in respect of the above.

The proposed dwelling is located off a narrow unadopted road which appears to serve 3 dwellings and provides access to the existing sewage works.

The proposed development is simply a replacement dwelling and provides adequate parking provision.

I therefore have no objections to the proposed development and recommend any permission include the following condition:-

CONDITION

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. **383/01 Rev C**.

Supplementary Notes

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

Note to Applicant:

Public Footpath No.2 - Overton passes along the unadopted lane and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

peter Downward

PM

Service Manager Environment