

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0553 **Your Ref:** MP/P/2017/0553
Date: 11th July 2017

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

Location: O. S Grid Ref: 403 401 Cheshire Cheese, Overton Road, Penley, Wrexham.
Development: Two-storey extension.

I refer to your consultation dated 20/03/2017 including submitted block plan (Drg. No. SA24946/302 – Rev B) in respect of the above.

The submitted layout plan appears to indicate the previously proposed agricultural shed and new access track located to the east of the development site submitted under planning application ref: P/2017/0210 which was refused on 25/04/2017. The plan also indicates the construction of an access track to serve the proposed extended dwelling utilizing the existing field access off the A539 Overton Road. A similar proposal was also refused on 25/04/2017 under planning application ref: P/2017/0209.

However, I understand that the submitted layout plan is incorrect and it is proposed to access the site through the existing access located on Lion Lane. As this is simply an extension to the existing dwelling, I would advise you that I do not intend to make any recommendations on highway grounds.

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.1 - Penley (Maelor Way) appears to pass in close proximity to the development site 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.

peterdouthwaite

Service Manager Environment