

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0258	Your Ref:	KH/P/2017/0258
Date:	6 th April 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 506 424 Wolvesacre Hall, Wolvesacre Lane, Iscoyd, Wrexham.

Development: Demolition of existing house and erection of replacement dwelling

Renovation of existing dairy building (Barn A) to accommodate garaging and storage including demolition of either end of the building and removal of Barn C.

I refer to your consultation dated 03/04/2017 in respect of the above.

The proposed development site is located on a Wolvesacre Lane which is a narrow, rural, unadopted lane. I would estimate typical vehicle speeds of around 25mph given the geometry of the road.

There would appear to be ample parking and turning provision within the curtilage of the site.

Given that the proposed development is simply a replacement dwelling utilizing the existing access, I would have no objections on highway grounds.

Supplementary Notes

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



 Service Manager Environment