

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0276 **Your Ref:** SEH/P/2017/0276
Date: 10th April 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 372 416 The Orchards, Plot adjacent to Penyllan House, Penyllan Street, Wrexham.

Development: Erection of detached dwelling & garage (amendments to planning permission previously granted under code no. P/2014/0115 – in retrospect).

I refer to your consultation dated 10/04/2017 in respect of the above.

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

CONDITIONS

NONSTD VISIBILITY SPLAY IN EASTERLY DIRECTION

038R Prior to first use of the development hereby approved the vehicular access (onto Pen y Llan Street) shall provide a visibility splay of 2.4 metres x 33 metres in the easterly direction measured to the nearside edge of the adjoining highway. Within this splay there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splay shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the main shared vehicular access point within 5 metres of the highway boundary.

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. PL 210 Rev C.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing no. PL 210 Rev C shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

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

peter oothwarte

HN Service Manager Environment