

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/1022	Your Ref:	PF/P/2016/1022
Date:	8 TH November 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 345 524 2 Ffordd Pedrog, Borrass Park, Wrexham.

Development: Erection of brick wall with fence panels inserted between brick columns.

I refer to your consultation dated 08/11/2016 in respect of the above.

The proposed development site is located on an unclassified , residential estate road (cul de sac) subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph due to the geometry of the road.

The property currently appears to have parking for up to 3 vehicles at the front of the property and up to 3 vehicles at the rear of the property. I understand that the driveway to the rear of the property was originally the main driveway up until the property was extended approximately 9 years ago.

I would have no objections to the proposed boundary wall / fence being erected in this location. However, the proposed development actually closes up an existing access and leaves a redundant dropped kerb crossing. The provision of 3 parking spaces at the front of the property is considered adequate.

I would recommend that the existing / redundant dropped kerb crossing at the rear of the property is reinstated to full height footway construction. The applicant will need to apply for Section 184 consent in order to complete these works.

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

CONDITION

ZJ14 FOOTWAY REINSTATEMENT

026R Prior to first use of the development, the highway fronting the existing access to be
E03N closed as part of this application shall be re-instated to full height footway in
accordance with construction details which have been submitted to and approved
in writing by the Local Planning Authority.

Supplementary Notes

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

Note to Applicant

NONSTD

FOOTWAY REINSTATEMENT

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to reinstate the existing dropped kerb to full height footway construction at the existing access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

peter douthwaite

PM

Service Manager Environment