

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/1134 **Your Ref:** PF/P/2016/1134
Date: 5th January 2017

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

Location: O. S Grid Ref: 347 508 50 Tan Y Dre, Wrexham.

Development: To operate private hire taxi use from existing dwelling incorporating the parking of 2 private hire vehicles at the premises and the running of a non-operational office function for up to 9 vehicles (previously granted under code no. P/2015/0552).

I refer to your consultation dated 19/12/2016 in respect of the above.

The proposed development site is located on Tan Y Dre which is an unclassified, residential road subject to a 20mph speed limit.

Visibility from the existing access is considered adequate. There would appear to be parking for up to 5 no. vehicles within the curtilage of the site which is considered adequate. Although parking at the development site appears adequate, I am not aware of the parking arrangements for the other 7 no. vehicles.

The existing access does not benefit from a dropped kerb. I would recommend that a dropped kerb vehicular crossing is provided.

I would therefore recommend any permission include the following condition:-

CONDITION

ZJ38
050R

PAVEMENT CROSSING

Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

Supplementary Notes

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

Note to Applicant:

E05NA

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Peter Douthwaite

mu Service Manager Environment