

MEMORANDUM

From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0730 **Your Ref:** MP/P/2012/0730
Date: 26th October 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 373 418 Church Cottage, 16 High Street, Overton, Wrexham.

Development: Erection of Detached Garage.

I refer to your consultation dated 23/10/2012 in respect of the above.

The development site is accessed off Dark Lane which is a narrow, unclassified road subject to a 30mph speed limit. However, I would estimate vehicle speeds at being typically less than 20mph given the geometry of the road.

The existing access is approximately 4.2m wide and is gated immediately behind the highway boundary. The access is surfaced in loose bound materials and slopes towards the adjoining highway. I would suggest that the applicant surfaces the existing access with hard bound materials for at least 5m behind the adjoining highway.

No private surface water shall be permitted to flow onto the adjoining highway. I would recommend that an Aco drain or similar is constructed across the access to intercept any such run off.

The existing access appears to provide off street parking for 2 no.cars for Church Cottage and is currently shared with Bank House which appears to have access to a single garage off this access. I assume that these shared parking arrangements will remain in place. There would appear to be no turning provision within the curtilage of the development site.

I understand that the proposed development consists of an open ended car port / garage which will provide additional parking provision for Church Cottage.

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

CONDITION

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NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Supplementary Notes

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

Peter O. Anwaite

P.O. Network and Infrastructure Manager