

MEMORANDUM



From: Network and Infrastructure Manager To: Chief Planning Officer

Our Ref: PD/2012/0486

Your Ref: P/2012/0486

Date: 13 August 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3301 3438 5 Railway Terrace, Ruabon

Development: Alteration to rear parking area and rear garden. Erection of new shed and caged dog run.

I refer to your consultation dated 5 July 2012 in respect of the above.

The site is located on an unadopted single track road.

The application proposes a new parking area opposite the dwelling, on land which doesn't appear to be in the applicant's control. It is unclear from visiting the site whether there is adequate room to create a new parking area on this land particularly given that it is immediately adjacent to the Afon Eitha.

However as the road is unadopted the highway authority can not reasonably object to the proposal.

It is for the applicant to establish rights to undertake the proposed work. I would recommend that the applicant also takes the necessary steps to ensure that the land is of adequate size and structurally strong enough to cater for vehicular parking.

I have no highway concerns over the erection of the shed or caged dog run.

I therefore advise you that I do not intend to make any recommendations on highway grounds in this instance.

Peter Conthwaite

P.P. Network and Infrastructure Manager