

MEMORANDUM

From:	Network & Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0579	Your Ref:	SEH/P/2012/0579
Date:	21 st August 2012		

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

Location: O. S Grid Ref: 357 555 Plot 12, Quarry Brow, Marford, Wrexham.

Development: Erection of 2 no. dormer bungalows and construction of private access road.

I refer to your consultation dated 15/08/2012 in respect of the above.

The proposed development site is served off an unadopted road which already serves in excess of 5 no. dwellings.

It is current Council policy that no more than 5 dwellings should be served off an existing private drive unless it is maintained to an adoptable standard. This is because above 5 dwellings it is considered that the volume of traffic will be such as to give rise to additional danger to pedestrians, cyclists and road users generally unless minimum standards are met.

I would normally therefore recommend that the application is **REFUSED** for the following reason:-

The existing unadopted road serving the development site already serves in excess of 5 no. dwellings.

However, if a condition were to be imposed requiring the developer to employ / establish a private management company to maintain the estate road including footways, drainage and street lighting in perpetuity, then I would have no objections to the proposed development on highway grounds.

Supplementary Notes

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


P.O. Network & Infrastructure Manager