

MEMORANDUM

From: Network and Infrastructure Manager
Our Ref: ENV/DC/PP/2011/0927
Date: 20TH March 2012

To: Head of Community Well-being and Development
Your Ref: SJG/P/2011/0927

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

Location: O. S Grid Ref: 419 462 Land to rear of 1 Church View, Church Lane, Worthenbury, Wrexham.

Development: Erection of 1 no. 2 storey detached house with attached annexe (2 dwellings) detached garages and associated drainage and alterations to access.

I refer to your consultation dated 03/01/2012 and revised layout plan (Drg.No. W11/2130/02 Rev C) received on 13/03/2012 in respect of the above.

I have no objections in principle to the proposed development and would recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan No. **W11/2130/02 Rev C**.

ZJ13 DROPPED KERB VEHICULAR CROSSING

026R The vehicular access hereby approved shall take the form of a dropped kerb vehicular
E05NA crossing.

NONSTD USE AS ANNEXE ONLY

026R The proposed annexe shall be used only for purposes ancillary to the use of the dwelling and shall not be sold off as a separate property.

Note to Applicant

- *The existing dropped kerb access serving the development site will need to be widened including strengthening of the footway at the point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Please ask the applicant to contact Jo Giles on Tel: 01978 729670.*

- *Public Footpaths Nos.7 & 12 - Worthenbury pass through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761*

Supplementary Notes

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

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Network and Infrastructure Manager