

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Jenni Perkins
Our Ref:	ET/DC/PP/P/2023/0613	Your Ref:	P/2023/0613
Date:	29/09/2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD O A3 (BWYD A DIOD) I B1 (BUSNES) / CHANGE OF USE FROM CLASS A3 (FOOD AND DRINK) TO B1 (BUSINESS)

BRYN Y PYS HOME FARM WREXHAM ROAD OVERTON WREXHAM
Grid Ref: E 336197 N 342762

I refer to your consultation / email dated 21/09/2023 in respect of the above.

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

CONDITIONS

NONSTD 038R VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)
EMPTY SPLAY

Prior to first use of the development hereby approved the vehicular access onto the A528 Overton Road shall provide visibility splays of **2.4 metres x 215 metres** in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ22 035R PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on the approved drawing shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

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

A handwritten signature in blue ink, appearing to read "J. Edwards", is positioned above the title.

Chief Officer, Environment & Technical