

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2021/0888 Res(2)	Your Ref:	MRJ/P/2021/0888 Res(2)
Date:	27 th July 2022		

TOWN AND COUNTRY PLANNING ACT 1990

CODI BLOC O STABLAU NEWYDD, DARPARU MYNEDIAD, GWAITH CLODDIO A THIRLUNIO CYSYLLTIEDIG I DDARPARU BUSNES FFISIOTHERAPI I ANIFEILIAID / ERECTION OF NEW STABLE BLOCK, PROVISION OF ACCESS, ASSOCIATED EARTHWORKS AND LANDSCAPING TO PROVIDE ""ANIMAL PHYSIOTHERAPY BUSINESS""
BYRER TREVOR HALL ROAD GARTH WREXHAM

Grid Ref: E 326084.22 N 342450.97

I refer to your consultation / email dated 20/09/2021 and advise the following in respect of the above and the additional information received, subsequent to the initial response we confirm the following recommended conditions to be included within any permission;

Conditions

ZJ08 ACCESS SURFACE (10 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

ZJ37 SUBMISSION OF FURTHER DETAILS

026R No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning
E06N Authority: delete as appt *
E07N

- 1) Detailed layout, design, drainage and construction of the proposed new access

The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.8 metres

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 "D. J. ...", with a long horizontal flourish extending to the right.

Chief Officer, Environment & Technical