

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2018/0622 **Your Ref:** P/2018/0622

Date: 26 November 2018

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

Location: O. S Grid Ref: 2958 5470 Capel Issa, Vicarage Road, Brymbo
Development: Conversion of redundant two storey stone outbuilding to 1 no. dwelling

I refer to your revised consultation dated 26 November 2018 in respect of the above.

Visibility at the existing access is below Welsh government recommendations. However the applicant has now proposed to amend the existing access and parking layout which will increase visibility and improve manoeuvrability in to and out of the site.

I would recommend any permission include the following conditions:-

CONDITIONS

- ZJ22
035R PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ 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.
- ZJO9
033R NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ41
026R GENERAL LAYOUT**
Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@.


Service Manager Environment