

MEMORANDUM

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

Our Ref: P/2018/0941 **Your Ref:** P/2018/0941

Date: 27 November 2018

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

Location: O. S Grid Ref: 3022 4697 Ael y Bryn, Wrexham Road, Johnstown
Development: Two storey rear extension and erection of double garage

I refer to your consultation dated 14 November 2018 in respect of the above.

The proposed acoustic fence at the site boundary does not impact on visibility at the access,

I would recommend any permission include the following conditions:-

CONDITIONS

- ZJ22** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R 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.
- ZJ09** **NO GATES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

Peter Duthwaite

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