

# MEMORANDUM

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|-----------------|-----------------------------|------------------|----------------------------------------------|
| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | P/2018/0179                 | <b>Your Ref:</b> | P/2018/0179                                  |
| <b>Date:</b>    | 24 April 2018               |                  |                                              |

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

**Location:** O. S Grid Ref: 3204 3382 Afallon, Church Hill, Glynceiriog  
**Development:** Change of use of agricultural land to domestic (in part retrospect) and erection of detached garage

I refer to your consultation dated 18 April 2018 in respect of the above.

The existing driveway suffers from a shortfall in visibility and does not have adequate off road space to turn a vehicle. This results in dangerous reversing manoeuvres through a substandard access.

The proposal provides adequate off road parking and turning and is considered to be of a significant benefit to highway safety.

I recommend that 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(s) No. @@@.

**ZJ46                      NO PRIVATE SURFACE WATER RUN OFF**

**026R**                      No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

*peter southwale*

Service Manager Environment

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