

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0257	Your Ref:	P/2018/0257
Date:	25 April 2018		

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

Location: O. S Grid Ref: 2010 3780 Bryn Y Graig, Quarry Road, Glynceiriog
Development: Erection of replacement dwelling

I refer to your consultation dated 10 April 2018 concerning the above.

The site is located off a private road. The proposal provides adequate of road parking. Given that the site is for a replacement dwelling I make no objection to the scheme on highway grounds.

I recommend that 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.

**ZJO7
043R**

ACCESS SURFACE (5 metres)

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 5 metres behind the adjoining highway.

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

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 dothman

MD Service Manager Environment