

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0943	Your Ref:	P/2016/0943
Date:	12 October 2016		

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

Location: O. S Grid Ref: 2188 3745 Bryn Bedw, Dolywern

Development: Erection of new garage, remodeling of front garden to include hardstanding and vehicular access.

I refer to your consultation dated 11 October 2016 in respect of the above.

The site already has two parking spaces located with direct access on to Old Road. This application seeks to increase the width of the parking area whilst providing garage space behind.

There is more than 5.5m distance between the front of the garage and the highway; adequate for vehicles to park safely off the highway.

Visibility at the access is not detrimentally impacted by the proposals.

I recommend any permission include the following condition:

CONDITION

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. @@@.

ZJO7 **ACCESS SURFACE (5 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 5 metres behind the adjoining highway.

Pete Dawkins

PN Service Manager Environment