

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0688	Your Ref:	P/2016/0688
Date:	24 August 2016		

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

Location: O. S Grid Ref: 2445 5339 Glan Llyn, Llanarmon Road, Bwlchgwyn
Development: Erection of replacement dwelling

I refer to your consultation dated 19 July 2016 in respect of the above.

The site is located on a private access road owned by Dee Valley Water who have given rights of access to Glan Llyn. Given that this private road is used regularly by maintenance vehicles the traffic generated by a single dwelling is unlikely to cause any detriment to highway safety.

Adequate off road parking and turning provision is proposed.

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 the approved drawing 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.

Peter Annals

PA Service Manager Environment