

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0312	Your Ref:	P/2016/0312
Date:	20 April 2016		

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

Location: O. S Grid Ref: 3019 4695 Gwynfryn, Wrexham Road, Johnstown
Development: Demolition of existing dwelling and construction of replacement 4 bedroom dwelling

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

Given that the site is for a replacement dwelling I make no objection to the scheme on highway grounds.

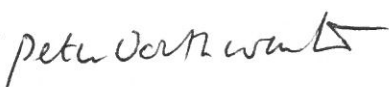
I recommend that any permission include the following conditions:

CONDITIONS

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) **** 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.


Service Manager Environment