

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2016/0244 **Your Ref:** P/2016/0244

Date: 4 April 2016

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

Location: O. S Grid Ref: 3069 5255 Cadet centre, Quarry Road, Brynteg
Development: Demolition of existing and erection of new cadet centre

I refer to your consultation dated 16 March 2016 in respect of the above.

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.

**ZJ15
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 15 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.



Service Manager Environment