

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0343	Your Ref:	P/2016/0343
Date:	20 May 2016		

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

Location: O. S Grid Ref: 2780 4650 Ysgubor Ganol, Ty Canol Road, Penycae
Development: Partial demolition of existing concrete garage and extension of cattery building to the rear retained section.

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

The site is located on a classified highway subject only to the maximum speed limit although vehicular speed is considered to be no more than 30mph due to the geometry of the road. Adequate visibility is provided at the existing site access.

Ty Canol Road is generally less than 4m wide and does not permit the simultaneous passage of two vehicles although this does not cause too much problem as there are numerous passing areas on approach to the site.

The proposal is likely to generate an insignificant amount of additional traffic which is considered will have no detrimental effect on the highway network.

Adequate off road parking is provided within the curtilage of the site.

I recommend any permission include the following conditions:

CONDITIONS

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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.


Service Manager Environment