

MEMORANDUM



From: Service Manager Environment **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2016/0075 **Your Ref:** MP/P/2016/0075
Date: 4TH February 2016

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

Location: O. S Grid Ref: 361 428 Unit 11, Bryn y Pys Home Farm, Wrexham Road, Overton, Wrexham.

Development: Conversion of Part of Unit No.11 to Light Industrial Use and Storage.

I refer to your consultation dated 03/02/2016 in respect of the above.

I have no objections to the proposed development and recommend any planning permission include the following conditions:-

CONDITIONS

**NONSTD 038R VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)
 EMPTY SPLAY**

Prior to first use of the development hereby approved the vehicular access onto the A528 Overton Road shall provide visibility splays of **2.4** metres x **215** metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

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Mr. Service Manager Environment