

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0079	Your Ref:	P/2016/0079
Date:	12 February 2016		

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

Location: O. S Grid Ref: 3109 5220 Swn Y Coed, Wrexham Road, Brynteg
Development: Residential accommodation (granny annex) (partly in retrospect)

I refer to your consultation dated 4 February 2016 in respect of the above.

The site has an existing access on to a classified highway subject to a 30mph speed limit. Visibility at the access on to the highway is considered acceptable.

There is adequate parking space within the site to cater for the proposed development. I would however have concerns if the outbuildings were ever to be sold off as a separate dwelling.

I recommend that any permission include the following conditions

ZG15 USE TO BE ANCILLARY TO HOUSE

NONSTD The annexe shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on 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 Dackwank

ny Service Manager Environment