

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0532

Your Ref: P/211/0532

Date: 16 August 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2960 5390 Green Place, Green Lane, Brymbo

Development: Erection of garage and alteration to existing vehicular access.

I refer to your consultation dated 26 July 2011 in respect of the above.

The site is located on an unadopted highway currently serving this single dwelling only.

The proposed new vehicular crosses third party land; the land was granted planning permission in 2004 under code P/2004/0352 but this permission is now lapsed. I would suggest that the applicant utilises the existing driveway rather than create a separate one on third party land.

The proposed garage appears quite large and could potentially be used for other purposes. The unadopted road giving access to the site is a fairly narrow and not suitable for a significant increase in traffic generation and any permission will therefore need to include a condition restricting the future use of the garage.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R 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.

PLUS

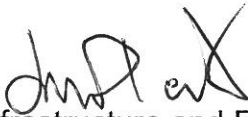
A suitably worded condition restricting the use of the garage to ensure that no business is operated from the site.

E02NA

HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes on the enclosed "Applicants' Rights and General Information".

Public Footpath no. 44 crosses / abuts the site

A handwritten signature in black ink, appearing to read 'dmD' followed by a large 'X' and a small 'en'.

Infrastructure and Planning Manager