

MEMORANDUM



From:	Infrastructure & Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/AM/2011/0545	Your Ref:	P/2011/0545
Date:	01 September 2011		

TOWN AND COUNTRY PLANNING ACT 1990

Location: 2 Little Bryn Farm, Bryn Lane, Isycoed

Development: Conversion of redundant single storey outbuilding to provide dependants accommodation, conservatory and detached double garage.

I refer to your consultation dated 02 August 2011 in respect of the above.

Plans have previously been approved for the construction of a 2.0m footway fronting the development site, these works have not yet been completed. I would recommend that the footway is constructed prior to commencement of these works.

I would have no objections to the proposed development and would recommend any permission include the following 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.

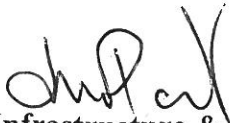
Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

A handwritten signature in black ink, appearing to be 'J. P. C.', written over the printed name.

Infrastructure & Planning Manager