

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/1093	Your Ref:	MP/P/2010/1093
Date:	20 TH January 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 360 487 Land adjacent to Old Llwyn Onn Farm, Cefn Road, Llwyn Onn, Wrexham.

Development: Erection of agricultural workers dwelling.

I refer to your consultation dated 04/01/2011 in respect of the above.

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

CONDITION

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.

Supplementary Notes

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

Note:

In order to maximize visibility from the existing access onto Cefn Road in the north westerly direction, previous planning consent ref: P/2008/1084 required the cutting back of the existing hedgerow in this direction to provide a visibility splay of 2.4 x 160m measured to the centerline of the adjoining highway (see approved plan, drg. No. AI(0)02). The cutting back of this hedgerow does not appear to have been carried out to provide the required visibility splay.

A handwritten signature in black ink, appearing to read 'J. Paul' or similar, with a stylized, cursive script.

Infrastructure and Planning Manager