

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2009/0766

Your Ref: P/2009/0766

Date: 30 September 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2030 3810 Bronant, Glynceiriog, Llangollen

Development: Erection of outbuilding for use as annex and erection of new garden store

I refer to your consultation dated 17 September 2009 in respect of the above.

If the annexe is to be tied to the existing residential dwelling, I can only conclude there would be a negligible increase in traffic generation and I therefore recommend any permission include the following conditions.

CONDITIONS

NONSTD TIED TO EXISTING DWELLING

NONSTD The proposed annexe shall be tied to the existing dwelling and must not be used commercially or sold off as a separate dwelling

J45C VEHICLE PARKING AND TURNING AREAS

035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

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".

Peta Donohue
For Operational Manager Traffic & Transportation