

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment
Our Ref:	P/2019/0418	Your Ref:	P/2019/0418
Date:	15 July 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3080 5240 Former Brynteg Youth Club, Bryn Isa Road, Brynteg
Development: Submission of reserved matters pursuant to outline planning permission P/2017/0909 – access, appearance, landscaping, layout and scale for the erection of 1 no. detached dwelling and associated works

I refer to your consultation dated 4 June 2019 in respect of the above.

The site has an existing outline planning permission for the erection of one dwelling.

The permission was subject to a number of highway related planning conditions:

Condition 14 required the development to be laid out in accordance with plan BYNB01; This plan included a scheme for the resurfacing of Brynisa Road and an area of parking to be set aside for residents.

There are no plans submitted within the application to address these issues and the condition cannot therefore be discharged.

Condition 16 requires the provision of visibility splays measuring 2.4 x 15 metres in both directions at the access on to Brynisa Road. This has not been demonstrated on the submitted plan and the condition cannot therefore be discharged.

Condition 17 in respect of parking for the proposed dwelling can be discharged.

Peter Douthwaite

 Service Manager Environment