

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0141	Your Ref:	P/2019/0141
Date:	6 June 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2883 3788 Land on North side of Station Avenue, Chirk
Development: Residential development for the erection of 24 detached dwellings, access and associated works

I refer to your revised consultation dated 5 June 2019 in respect of the above site.

The revised plans are considered acceptable; I recommend that any permission include the following conditions:

CONDITIONS

ZJ15 038R VISIBILITY SPLAYS IN BOTH DIRECTIONS

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 40metres in both directions measured to 1m from the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTDC 026R CONSTRUCTION DETAILS

The detailed layout, lighting, design, drainage and construction of the internal estate road shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority prior to the commencement of any site works.

ZJ22 035R PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ 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.

**ZJ41
026R**

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@.

peter Duthwaite

pn

Service Manager Environment