

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0766	Your Ref:	P/2019/0766
Date:	25 November 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3086 5272 Flat, Castle Inn, Wrexham Road, Brynteg
Development: Application for removal of planning conditions 5 and 6 imposed under planning permission P/2018/0278 relating to access, parking and turning arrangements for both the new dwelling and the existing hot food takeaway

I refer to your consultation dated 14 October 2019 in respect of the above.

This application relates to an existing access which suffers from poor visibility on to the highway. The access was conditioned to be closed as part of a previous application at the site.

Evidence provided by the applicant shows that the access has been used historically for vehicular use and this is further ratified by the existence of a drop kerb vehicular crossing over the footway.

Given its previous use and the presence of an existing vehicular crossing it is difficult to justify refusing this application.

Adequate parking and turning facility is provided within the site.

I recommend that any permission for the access include the following conditions:

CONDITIONS

- | | |
|----------------------|---|
| ZJO7
043R | ACCESS SURFACE (5 metres)
Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway. |
| ZJO9
033R | NO GATES
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary. |

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.

peter Oorthwaite

pp Service Manager Environment