

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2019/0034 **Your Ref:** P/2019/0034

Date: 14 February 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3022 4697 Ael y Bryn, Wrexham Road, Johnstown

Development: Two storey rear extension, garage extension to side, new gated access, 2 metre high acoustic fencing and hedgerow to front.

I refer to your consultation dated 22 January 2019 in respect of the above.

The proposed fence does not obstruct visibility for vehicles leaving the access. The gates are set back 5.5m from the edge of carriageway to ensure vehicles do not have to wait on the road while the gates are being opened.

I recommend that any permission include the following conditions:

CONDITIONS

ZJO9 **NO GATES**

033R There shall be no gates or other means of enclosure across the vehicular access point within @@ metres of the highway boundary.

ZJ22 **PARKING AND MANOEUVRING TO BE KEPT CLEAR**

035R 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 **GENERAL LAYOUT**

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@.



Service Manager Environment