

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0309	Your Ref:	P/2017/0309
Date:	5 May 2017		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2185 3778 Erwallo Uchaf, Pontfadog

Development: Conversion of former disused bakehouse / store into holiday let accommodation including extension, insertion of dormer window and alteration to roof pitch

I refer to your consultation dated 19 April 2017 in respect of the above.

The roads giving access to the site are narrow, steep and generally of substandard width to allow for the simultaneous passage of vehicles. However given the very low level of traffic this development will generate it is considered that it will have no detrimental impact on the highway.

I recommend that any permission include the following condition:

CONDITION

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.

Peter Oakman

MA Service Manager Environment