

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0445	Your Ref:	P/2017/0445
Date:	27 June 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3184 5102 Land at Berse Road, New Broughton

Development: Conversion of redundant two storey steel framed barn to dwelling

I refer to your consultation dated 13 May 2017 in respect of the above.

It is proposed to access the site via the existing driveway which currently serves a barn and stables. Adequate visibility is provided at the existing access.

There is adequate space within the curtilage of the site to provide off road parking for the development.

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.

ZJO9

NO GATES

033R

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ15

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to 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.


Service Manager Environment