

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0455 **Your Ref:** MR/P/2017/0455
Date: 29th June 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 498 430 Maes y Groes Farm, Higher Wych Road, Iscoyd, Wrexham.
Development: Change of use from A1 and B1 (Workshop, Office and Storage) to Use Class A1, B1 and D1 (Medical and Health Services).

I refer to your consultation / email dated 29/06/2017 including revised "Highways Visibility & Car Park Arrangement Plan" in respect of the above.

I understand that the applicant is now proposing a change of use to Class D1 Use only.

I have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

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. -----.

ZJ7 VISIBILITY SPLAYS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 50 metres to the north and 2.4 metres x 55 metres to the south measured to the near side 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 of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.8 metres.

NONSTD NO GATES TO BE ERECTED

033R There shall be no gates or other means of enclosure across the vehicular access point.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Peter Outhwaite

PM Service Manager Environment