

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0294	Your Ref:	P/2017/0294
Date:	20 April 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3030 4550 former depot Moreton Avenue, Johnstown

Development: Erection of detached dwelling on plot 4 (substitution of previously approved semi detached dwellings for one detached dwelling)

I refer to your consultation dated 18 April 2017 in respect of the above site.

I recommend that any permission include the following conditions:

CONDITIONS

ZJO7 ACCESS SURFACE (5 metres)

043R 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.

ZJ13 DROPPED KERB VEHICULAR ACCESS

026R

E05NA The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.

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.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be

provided across the approved access to intercept any such run off prior to first use of the development.

Peter DeMunck

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Service Manager Environment