

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0308	Your Ref:	P/2017/0308
Date:	5 May 2017		

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

Location: O. S Grid Ref: 2753 5113 Ddol Deg Farm, Wern Road, Minera
Development: Removal of condition no.7 imposed under planning permission P/2003/0013 (Sgubor Wen) to allow use as a separate dwelling

I refer to your consultation dated 2 May 2017 in respect of the above.

Adequate off road parking is provided for all three dwellings served off the existing access. Visibility at the access is concurrent with Welsh Government recommendations.

I recommend that any permission include the following condition:

CONDITION

**ZJ22
035R** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing(s) No(s). HPA-DDM-02 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 Woodhouse

lp Service Manager Environment