

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/1163	Your Ref:	P/2016/1163
Date:	2 May 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3290 3430 Wynn Offa, Wynnstay Yard, The Green, Ruabon

Development: Outline application for erection of 2 no. dwellings with associated parking.

I refer to your consultation dated 21 April 2017 in respect of the above.

The site is located on an unadopted road which is accessed via the B5605 Park Road. The site currently provides access to two existing dwellings and to a site granted planning permission in 2014 for one further dwelling.

Visibility at the junction of the unadopted road and B5605 is considered to be adequate. In order to accommodate further vehicular traffic the width and layout of the unadopted would benefit from some minor improvements near its junction with B5605.

Adequate off road parking and turning space is proposed.

I recommend that any permission include the following conditions

CONDITION

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

NONSTDC SUBMISSION OF FURTHER DETAILS

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E06N

E07N

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- Detailed layout of minor amendments to junction of the unadopted road with B5605.

The scheme as is approved shall be fully implemented prior to first use of the development.



 Service Manager Environment