

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0987	Your Ref:	P/2016/0987
Date:	11 November 2016		

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

Location: O. S Grid Ref: 3143 4205 Y Berllan, Dininlle Farm Road, Ruabon
Development: Sub division of existing dwelling into 3 no. dwellings (one to be retained as agricultural workers dwelling) together with alterations and extensions

I refer to your consultation dated 31 October 2016 in respect of the above.

The site has an existing access on to an unclassified highway; vehicular speed is considered to be no more than 20mph due to the geometry of the road. Adequate visibility is provided at the existing access.

There appears to be ample space within the courtyard to provide adequate off road parking provision for three dwellings.

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.



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