

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0931	Your Ref:	P/2016/0931
Date:	12 October 2016		

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

Location: O. S Grid Ref: 2675 5366 The Flash, Glascoed Road, Bwlchgwyn
Development: Siting of static caravan (in retrospect) to be used as dwelling with associated adjoining land and installation of Bio Disc system

I refer to your consultation dated 6 October 2016 in respect of the above.

The site is located on an unadopted road. Access on to the classified highway known as Glascoed Road suffers substandard visibility and I would raise concern over any significant increase in traffic.

However as the development is for a single caravan to be used as a dwelling then I do not raise any objection to the proposal.

I note that the applicant intends to run a business at the site sometime in the future; I presume that any business use would require a further planning application in order that traffic generation figures can be assessed.

I therefore advise you that I do not intend to make any highway recommendations in this instance.

Peter Wootton

PW Service Manager Environment