

MEMORANDUM



From: Service Manager - Environment **To:** Head of Community Well-being and Development
FAO: Phil Forster

Our Ref: ENV/DC/P/2012/0093 **Your Ref:** PF/P/2012/0093

Date: 28th February 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 402 401 Unit 2, South of Walnut Cottage, Overton Road, Penley, Wrexham.

Development: Conversion of outbuildings to form 1 no. dwelling and erection of detached dwelling.

I refer to your consultation dated 16/02/2012 in respect of the above.

I have no objections to the proposed development and recommend any permission include the following condition:-

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing no. 11.5323 – B1 – Dated Aug 2011 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.

Note

Previous planning consent ref: P/2006/1015 (conditions 7 & 9) required the first 10m of the existing shared access to be surfaced with hard bound materials and an Aco drain or similar to be constructed across the access. However, neither of these conditions have been implemented at the development site.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Peter O'Murphy

P.O. Service Manager - Environment