

MEMORANDUM



From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/1102	Your Ref:	P/2016/1102
Date:	19 December 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2019 3753 Upper Mills Trout Farm, Glynceiriog

Development: Change of use of buildings and land from fish farming to domestic, filling in some fishponds, reconstruction of stabling and first floor extension to dwelling

I refer to your consultation dated 8 December 2016 in respect of the above.

The site is located on a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 15mph due to the geometry of the road; the existing site access is substandard in layout and visibility.

The approach road is very narrow with only a few places in which cars can pass simultaneously; I would not wish to support any development which generated significant additional traffic.

However as it is considered that this proposal will not generate any additional traffic, I recommend any permission include the following conditions:

CONDITION

- | | |
|----------------------|--|
| ZJ22
035R | PARKING AND MANOEUVRING TO BE KEPT CLEAR
The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ 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. |
| ZG22
026R | MENAGE FOR PRIVATE USE
The menage shall be used only for purposes ancillary to the use of the dwelling and shall not be used as a riding school or for any other business purposes |

ZG23
026R

STABLES FOR PRIVATE USE

The stables shall not be used for any commercial or business purposes.

Peter Dethlefsen

Mr. Service Manager Environment