

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: PD/P/2011/0422

Your Ref: P/2011/0422

Date: 13 September 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2790 4230 The Old Pigeon Club, High Street, Cefn Mawr
Development: Erection of 2 bedroom dwelling

I refer to your consultation received on the 9th September 2011 in respect of the above.

High Street is an unclassified highway subject to a 30 mph speed limit although vehicular speed is assumed to be no more than 20mph due to the geometry of the road. TAN 18 recommends the provision of visibility splays measuring 2.4 x 25m to the centre line for any new access.

The applicant has already formed an access in to the site from which it is possible meet these visibility recommendations.

The splayed access already formed is not adequately surfaced. This can be addressed by an appropriate planning condition.

An adequate turning facility is provided within the curtilage of the site.

I recommend any permission include the following conditions:

CONDITIONS

- | | |
|----------------------|--|
| ZJO8
043R | ACCESS SURFACE (10metres)
Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway. |
| ZJO9
033R | NO GATES
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary |
| ZJO16
038R | VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both |

directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ22

PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

The vehicular parking and turning areas as shown on the approved drawing 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.

ZJ46

NO PRIVATE SURFACE WATER RUN OFF

026R

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

NOTE TO APPLICANT

E02NA

HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes on the enclosed "Applicants' Rights and General Information".



Infrastructure and Planning Manager