

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0164

Your Ref: P/2011/0164

Date: 21 April 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O.S Grid Ref: 2660 4730 Plas Drain, Plas Drain Farm Road, Penycae
Development: Conversion of barns to 3 dwellings.

I refer to your consultation dated 09 March 2011 in respect of the above.

The development site is accessed along a narrow classified highway with only the occasional passing place to allow vehicles to pass. Whilst the road is subject to the national speed limit it is considered that vehicular traffic is travelling at no more than 25 mph due to the geometry of the road.

Visibility at the site access on to Plas Drain Road is adequate in a westerly direction but is substandard to the east. However given that visibility in the critical direction (west) is more than adequate, any vehicle leaving the site is able pull forward slowly to allow adequate visibility to the east. The access is therefore considered to be acceptable in this instance.

The access to the site along Plas Drain Road is narrow and there is noticeable overrun of vehicles on to the verges in several areas along the road. It is considered that the additional vehicular traffic generated by the redevelopment of the site will require the construction of a number of additional passing places along Plas Drain Road.

There appears to be ample off road parking provided for the proposed conversion.

I recommend that any permission include the following conditions:

CONDITIONS

**ZJO7
043R**

ACCESS SURFACE (5 metres)

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 5 metres behind the adjoining highway.

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.

ZJ09 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ37 SUBMISSION OF FURTHER DETAILS

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E07N

No part of the development shall commence until a scheme detailing the construction and location of the following has been submitted to and approved in writing by the Local Planning Authority:

1) Passing bays along Plas Drain Road

The scheme as is approved shall be fully implemented prior to first use of the development.

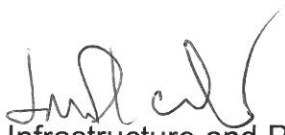
Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.


Infrastructure and Planning Manager