

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/P/2011/0052

Your Ref: P/2011/0052

Date: 01 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2500 4260 Noddfa Villa, Garth

Development: Construction of new lay by / hard standing parking area

I refer to your consultation dated 01 February 2011 concerning the above.

The site is located on an unclassified highway within a 30 mph speed limit. Noddfa Villa itself has two existing parking spaces in front of the dwelling but it appears that this is inadequate as there is evidence that cars are currently parking on the narrow highway verge fronting Godre y Mynydd.

The proposed layby would mean vehicles are parked off the adopted highway and would presumably enhance the free flow of traffic along the road.

To take the most direct route out of Garth any vehicles parked here will need to turn within the highway or reverse back to the Garth Road. This is an existing issue for vehicles parked on the highway verge and it is considered that the provision of a layby will make turning within the road a little easier.

The layby will not form part of the adopted highway and will be dedicated as parking for Noddfa Villa. The layby will therefore need to be signed to ensure that the general public do not park on private land. This is a matter for the applicant to resolve.

Although the proposed layby is on land in private ownership it will be constructed alongside, and will access on to, the existing highway. The applicant will therefore need to submit drawings for highway authority approval prior to commencement of any works on site.

I recommend that any permission include the following conditions:

CONDITIONS

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.

ZJ37

SUBMISSION OF FURTHER DETAILS

026R

E06N

E07N

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

- 1) Detailed layout, design, drainage and construction of the proposed passing bay and retaining wall.

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

NONSTDC

PRIVATE PARKING LAYBY SIGN

041R

A sign shall be erected in the layby to inform the public that the parking layby is for private use only.

NOTES

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