

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2010/0970

Your Ref: P/2010/0970

Date: 20 December 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2250 3700 Barn conversion, Tyn Y Celyn, Old Road, Llwyn Mawr

Development: Conversion of farm buildings to one dwelling

I refer to your consultation dated 22 November 2010 in respect of the above.

The development site is situated on a narrow classified road subject to a 60mph speed limit although vehicular speeds are considered to be no more than 25mph in both directions due to the geometry of the road for which Manual for Streets recommends visibility splays of 2.4 x 33m.

Adequate parking and turning facility can be provided within the curtilage of the site.

I recommend any permission include the following conditions:

CONDITIONS

- | | |
|----------------------|--|
| ZJ07
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. |
| ZJ016
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 33 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
035R | PARKING AND MANOEUVRING TO BE KEPT CLEAR
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.

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.

A handwritten signature in black ink, appearing to be 'John P. ...', written in a cursive style.

Infrastructure and Planning Manager