

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0100

Your Ref: P/2011/0100

Date: 15 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2300 2770 Pandy Bach, Pontfadog

Development: Conversion of barn to dwelling.

I refer to your consultation dated 15 February 2011 in respect of the above.

The site is located on a classified highway subject to the national speed limit although there are 30mph signs at the entrance to Pontfadog located some 90m to the north east of the site. Vehicles approaching the site from the south are considered to be travelling up the national speed limit.

Visibility splays of 2.4 x 90m to the north east and 2.4 x 215m to the south west are considered appropriate in this instance.

There is an existing field gate which the applicant is intending to utilise as an access into a parking and turning facility for the proposed dwelling. The access currently suffers from substandard visibility in both directions although this could potentially be resolved if all obstacles to visibility were reduced in height to below 1m above carriageway level.

This would have the added benefit of improving the existing access into Pandy Bach.

Whilst I would prefer to utilise the existing access into Pandy Bach to serve the proposed conversion there is inadequate space to provide for parking and turning for both the existing and proposed dwelling.

I recommend any permission include the following conditions:

CONDITIONS

ZJO9 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

ZJO7 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials for a minimum distance of 5 metres behind the adjoining highway.

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.

ZJ017 VISIBILITY SPLAYS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 215 metres to the south west and 2.4 metres x 90 metres to the north east measured to the nearside edge 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.

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".



Infrastructure and Planning Manager