

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0820

Your Ref: P/2010/0820

Date: 21 October 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2770 4300 Land adjoining Llygad Yr Haul, King Street, Cefn Mawr

Development: Erection of 5 no. 3 bedroom dwellings

I refer to your consultation dated 28 September 2010 in respect of the above.

The site is located to the western edge of a recent development of 9 dwellings. The road (Meredith Close) leading to the site is newly constructed and the developer has entered into the appropriate agreement with the Council to ensure its future adoption.

The road is of adequate width and design to cater for the proposed dwellings. Visibility at the access is concurrent with TAN 18 recommendations. There is adequate footway provision either side of Meredith Close leading to the main classified highway King Street.

The proposed new development will be served by a private drive of adequate design. Visibility from the drive on to Meredith Close is adequate.

There are two parking spaces provided top the front of each dwelling - each driveway will need to be approximately 4.8m wide to cater for two vehicles parked alongside each other.

I recommend that any permission include the following conditions:

CONDITION

J45C VEHICLE PARKING AREA

035R The vehicle parking areas indicated on the approved plan shall be laid out, surfaced and drained prior to the first use of the buildings hereby granted and shall thereafter be retained for those purposes.

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across any access within 5 metres of the boundary of the highway.

NONSTDC NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

NONSTDR No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

NONSTDC VISIBILITY SPLAY OF 2.4 X 11M

38R The access on to Meredith Close shall have a visibility splay of 2.4m x 11m to the nearside edge of the adjoining highway in a southerly direction over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

SUPPLEMENTARY NOTES

The applicants' attention should be drawn to the following supplementary notes: 1, 3, 4 & 5



Infrastructure and Planning Manager