

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0425

Your Ref: P/2011/0425

Date: 13 July 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2640 4480 Sunny Bank Farm, Pen Y Bryn, Penycae

Development: Conversion of part barn to living accommodation

I refer to your consultation dated 23 June 2011 in respect of the above.

The development site is located on an unclassified highway subject only to the national speed limit although vehicular speed is considered to be no more than 25 mph due to the geometry of the road. It is generally a single track no through road, serving only two dwellings.

There is an existing access into the development site which serves the farmhouse. Visibility at the access is below standard in an easterly direction. Some improvements can be achieved by reducing the height of a stone wall immediately east of the access

Given that the road is so lightly trafficked it is considered that the addition of a single dwelling will not detrimentally impact on highway safety in the vicinity of the site.

I recommend that any permission include the following conditions.

CONDITION

NONSTDC HEIGHT OF BOUNDARY ENCLOSURE

026R Before development commences, the height of the boundary wall immediately east of the access shall be lowered to and thereafter retained at a height of 1 metre above the level of the nearside edge of the adjoining carriageway.

Infrastructure and Planning Manager