

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2010/0969

Your Ref: P/2010/0969

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 Farm buildings at Tyn Y Celyn, Old Road, Llwyn Mawr

Development: Renewal of planning permission for conversion of farm buildings to 4 no. holiday lets (previously granted under code no. P/2005/1134)

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** **ACCESS SURFACE (5 metres)**
043R 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** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELIN)**
038R 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.

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

NONSTDC PARKING SPACES

NONSTDR The development shall make provision for 5 parking spaces

ZJ09 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.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.1 metres.



Infrastructure and Planning Manager