

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: DC/PD/2011/0384

Your Ref: P/2011/0384

Date: 30 June 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2250 3800 Land adjacent to Cattle finishing unit, Ty'n y Mynydd, Pontfadog

Development: Submission of reserved matters pursuant to outline planning permission code no P/2007/1114 granted on 25th January 2010 in respect of siting, design, external appearance, means of access and landscaping.
Amendment to farmhouse previously approved under P/2010/0750.

I refer to your consultation dated 03 June 2011 in respect of the above.

The development site is situated on an unclassified highway subject only to the national speed limit, although vehicular speed is considered to be no more than 20 mph to the geometry of the road. Adequate visibility is available from the proposed access.

The roads giving access to the site are generally no more than 3.5m wide and of steep gradient. I would not normally wish to see further development being permitted off such an arduous access route.

However it must be noted that the erection of a farm workers dwelling in this location will probably eliminate many of the daily trips between Tan y Garth and the development site that are currently necessary to ensure the efficient running of the finishing unit. The proposal may not therefore generate any significant increased traffic movement.

I recommend any permission include the following conditions:

CONDITIONS

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.

ZJO7
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.

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.

ZJ15
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions 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 nearside edge 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