

# MEMORANDUM



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**From:** Infrastructure and Planning Manager

**To:** Chief Planning Officer

**Our Ref:** TH/DC/PD/2011/0184

**Your Ref:** P/2011/0184

**Date:** 04 April 2011

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**TOWN AND COUNTRY PLANNING ACT 1990.**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.**

**Location:** O. S Grid Ref: 2780 4240 Land north of Hill View, King Street, Cefn Mawr

**Development:** Erection of double garage

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

The site is located on an unclassified road subject to a 30 mph speed limit although vehicular speed is considered to be no more than 15 mph due to the geometry of the road.

The site was granted permission in 2007 for the erection of a dwelling and construction of a driveway access on to Railway Road.

The submitted plans demonstrating a revised off road parking facility with double garage are considered to be adequate.

I recommend that any permission include the following conditions:

## **CONDITIONS**

- |                     |                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ZJO7</b><br>043R | <b>ACCESS SURFACE (5 metres)</b><br>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.                                                                                                                                       |
| <b>ZJ22</b><br>035R | <b>PARKING AND MANOEUVRING TO BE KEPT CLEAR</b><br>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. |

**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.

**NONSTDR MAXIMISING VISIBILITY**

038R The new access on to Railway Road shall be constructed and maintained so that there is no obstruction to visibility from a point 2.4m back from the edge of the carriageway to the northern and southern boundaries of the site in excess of 1m in height.

***Note to applicant***

***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