

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0083

Your Ref: P/2011/0083

Date: 08 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O.S Grid Ref: 2660 4730 Plas Drain, Plas Drain Farm Road, Penycae
Development: Conversion of existing farmhouse to provide 2 no. 3 bedroom dwellings with extension to rear and alterations to existing garage to provide 2 no. double garages.

I refer to your consultation dated 09 February 2011 in respect of the above.

The development site is accessed along a narrow classified highway with only the occasional passing place to allow vehicles to pass. Whilst the road is subject to the national speed limit it is considered that vehicular traffic is travelling at no more than 25 mph due to the geometry of the road.

Visibility at the site access on to Plas Drain Road is adequate in a westerly direction but is substandard to the east.

Given that this application is for the conversion of a single dwelling in to two, it is considered that the small increase in traffic generation as a result of the proposal will not detrimentally impact on the highway.

However it is noted that there are future plans to convert the farm buildings adjacent to the site. If an application is submitted which proposes to convert the farm buildings into 3 dwellings then it is likely that I would be requesting a condition to improve visibility to the east and also to construct additional passing places along the Plas Drain Road.

There appears to be ample off road parking provided for the proposed conversion.

I recommend that any permission include the following conditions:

CONDITIONS

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 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R 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.

ZJO9 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.

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