

MEMORANDUM



From: Infrastructure and Planning Manager To: Chief Planning Officer

Our Ref: TH/DC/PD/2010/0872

Your Ref: P/2010/0872

Date: 15 November 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2230 3700 Land adjacent to Ty Cerrig, Llwynmawr
Development: Erection of dwelling and double garage

I refer to your consultation dated 18 October 2010 in respect of the above.

The development site is located on a classified highway subject to a 30 mph speed limit. Access to the area of development land was formed when the neighbouring property Ty Cerrig was being erected. The development land is under the control of Ty Cerrig as is the old Chapel west of Ty Cerrig.

Visibility at the access is currently obstructed in a westerly direction due to a 1.7m high structure on the front boundary of the old chapel. The applicant has indicated that he intends to remove this structure to enable adequate visibility to be achieved. There is some planting within the visibility splay that will also require removal. Visibility to the east is adequate.

There is adequate parking and turning facility proposed within the curtilage of the site.

I recommend that any permission include the following conditions:

CONDITIONS

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the access within 5 metres of the boundary of the highway.

J45C VEHICLE PARKING AND TURNING AREAS

035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

NONSTDC NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

026R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or

into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure

J28C VISIBILITY SPLAY OF 2.4 X 43M

038R The proposed access shall have a visibility splay of 2.4m x 43m in both directions measured along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

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