

MEMORANDUM



From: Infrastructure & Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2010/0915

Your Ref: P/2010/0915

Date: 03 December 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2770 4180 Land between 69 Cae Gwilym Lane, Cefn Mawr

Development: Outline application for residential development (2 no. 2 bed apartments).

I refer to the revised consultation dated 05 November 2010 in respect of the above.

The development site is situated on a classified highway subject to a 30 mph speed limit for which current guidelines recommend the provision of visibility splays measuring 2.4 x 43m which is readily achievable from the proposed access.

Access is to be taken via the dropped crossing serving the existing Council storage yard.

Adequate off road parking and turning facility is proposed.

There is a 1.8m wide footway around the edge of the site serving as access to the the properties on Heol Cefnydd. The introduction of a 1.8m high solid wooden fence along the boundary of the site is likely to make the footway feel enclosed. I would suggest that if possible the footway should be widened to 3m to make the route feel safer for pedestrians.

I recommend 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.

- 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 43 metres in both directions measured to the near side 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 near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ22**
035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing No 6753/L(9)01 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**
026R **NO PRIVATE SURFACE WATER RUN OFF**
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.
- ZJ09**
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.

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