

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0003

Your Ref: P/2011/0003

Date: 26 January 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2910 4760 Land opposite entrance to Springview, Llwyneinion Road, Rhos

Development: Erection of equestrian / agricultural building

I refer to your consultation dated 11 January 2011 in respect of the above.

The development site is located on a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 30 mph due to the geometry of the road.

There is an existing field gate access into the site with substandard visibility. The gate is less than 5m back from the highway and the access is a grassed verge.

The extent of the intended use of the site was unclear on the previous application. It is now apparent that the site is purely for private use and is unlikely to generate more than a nominal amount of traffic. Given that there is an existing field gate access into the site I consider the nominal increase in traffic to be acceptable.

There is adequate space within the site to provide parking and turning facilities.

I recommend that any permission include the following conditions:

CONDITIONS

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

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and

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

ZJO7 ACCESS SURFACE (5 metres)

043R 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.

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.



Infrastructure and Planning Manager