

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0547

Your Ref: P/2010/0547

Date: 7 July 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 1940 3780 Outbuilding at Cefn Isa, Quarry Road, Glynceiriog

Development: Conversion of outbuilding to dwelling

I refer to your consultation dated 29 June 2010 in respect of the above.

The development site is located at the point at which the unclassified highway Quarry Road becomes an unadopted track. Quarry Road is a single lane road of steep gradient with a few passing places along its length.

Visibility at the Cefn Isa access on to Quarry Road is below recommended standards in an easterly direction and the alignment of the junction is poor. However there is very little traffic using the road at this point and the likelihood of meeting another vehicle is fairly remote. There is a large area alongside the highway for vehicles to turn adequately into the Cefn Isa driveway.

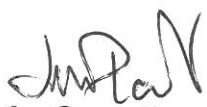
Quarry Road itself already serves more than 10 dwellings and it is considered that the addition of a further dwelling is unlikely to have any detrimental effect on the highway.

I recommend any permission include the following condition:

CONDITION

J44C VEHICLE PARKING AND TURNING AREAS

026R 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, free of all obstruction.


for Operational Manager Traffic & Transportation