

MEMORANDUM



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

Our Ref: TH/DC/PD/P/2010/0620

Your Ref: P/2010/0620

Date: 17 August 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2900 4140 Coed Gelli, Pentre, Chirk

Development: Erection of welfare shelter

I refer to your consultation dated 20 July 2010 in respect of the above.

The site has an existing access on to a classified highway subject to a 60 mph speed limit. A recent Welsh Assembly appeal decision on the site concluded that although the access probably had an established use for forestry management it was considered unsuitable to cater for the increased traffic generated by a single dwelling.

It is therefore important that this proposal does not generate additional traffic through the existing substandard access.

I understand that the management of the woodland does not require specific planning permission. Any traffic generated through the management of the wood is therefore acceptable.

However I do have concerns it is intended to operate the site as a business which would inevitably generate increased traffic.

I therefore recommend that any permission should include the following conditions:

CONDITIONS

NONSTDC NO SALE OF GOODS

026R The sale of goods from the site shall be strictly prohibited.

J28C VISIBILITY SPLAY OF 2.4M X 45M

038R The access shall maintain a visibility splay of 2.4m x 45m 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.

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.


for Operational Manager Traffic & Transportation