

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0694

Your Ref: P/2010/0694

Date: 03 September 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3110 3860 Forge Farm, Pont y Blew, Chirk

Development: Outline application for the erection of agricultural workers dwelling and installation of septic tank

I refer to your consultation dated 12 August 2010 in respect of the above.

The development site is situated on a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road. There is adequate visibility at the proposed point of access to the highway.

I recommend any permission include the following conditions:

J28C VISIBILITY SPLAY OF 2.4M X 25M

038R The proposed access to each dwelling shall have a visibility splay of 2.4m x 25m 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 any access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

043R The proposed access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

J19C PROVISION OF VEHICLE PARKING FACILITIES

036R Vehicle parking and turning facilities shall be provided within the curtilage of the site in accordance with details to be submitted for further approval. Such facilities shall be made available for those purposes prior to the first occupation of the building(s) hereby permitted and shall thereafter be retained.

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".

A handwritten signature in black ink, appearing to be 'J. Paul', is written above the title.

For Operational Manager Traffic & Transportation