

MEMORANDUM



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

Our Ref: TH/DC/PD/P/2010/0428

Your Ref: P/2010/0428

Date: 02 June 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2630 5270 Tyn y Coed, Tanllan Lane, Coedpoeth

Development: Conversion of stone barn to residential accommodation

I refer to your consultation dated 19 May 2010 concerning the above.

The development site has an existing access on to Tanllan Lane, a classified highway subject to the national speed limit although vehicular speed is considered to be no more than 30 mph due to the geometry of the road.

Visibility at the existing access is considered adequate.

There is ample off road parking and turning facility provided within the curtilage of the site.

I recommend any permission include the following conditions:

CONDITIONS

NONSTDC VISIBILITY SPLAY OF 2.4 X 90M

038R The proposed access shall have a visibility splay of 2.4m x 90m 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.

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.

J01C PARKING AND MANOEUVRING TO BE KEPT CLEAR

026R The areas indicated for vehicular manoeuvring space and parking on the approved drawing shall at all times be kept free of obstruction and be available solely for those purposes.

SUPPLEMENTARY NOTES

The applicants attention should be drawn to the following supplementary notes; 1,3,4 & 5

A handwritten signature in black ink, appearing to read "J. M. Plaw".

For Operational Manager Traffic & Transportation