

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0353

Your Ref: P/2010/0353

Date: 03 June 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2006 3756 Adj to 3 Cae Plas Teg, Glynceiriog

Development: Outline application to erect one dwelling and construct new vehicular and pedestrian access

I refer to your consultation dated 27 April 2010 in respect of the above.

The development site has access on to a classified highway subject to a 30 mph speed limit.

Adequate visibility splays are achievable in both directions across adopted highway land. Parking and turning facility is adequate.

The site is steeply banked and will require substantial earthworks to accommodate a dwelling. A geotechnical report should be submitted to assess the stability of the slope.

I recommend any permission include the following conditions:

CONDITIONS

NONSTDC VISIBILITY SPLAY OF 2.4 X 43M

38R The proposed access shall have a visibility splay of 2.4m x 43m to the nearside edge of the adjoining highway in a both directions 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 Each proposed access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

NONSTDC VEHICLE PARKING

035R The vehicle parking and turning area 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.

NONSTDC NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

NONSTDR No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

NONSTDC SUBMISSION OF GEOTECHNICAL REPORT

NONSTDR There shall be no development permitted on site until a full geotechnical report which includes an investigation and an assessment of the stability of slopes and structures to be constructed within the site has been submitted to and approved by the Local Planning Authority.

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".



For Operational Manager Traffic & Transportation