

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0350

Your Ref: P/2010/0350

Date: 11 May 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2230 3700 OS Field no 500, Llwynmawr

Development: Submission of reserved matters pursuant to outline planning permission no. P/2007/0294 (access, appearance, landscaping, layout and scale) for residential development (3 plots)

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

The site is located on an unclassified highway subject to a 30 mph speed limit. Current guidelines on visibility recommend splays of 2.4 x 43m are provided in both directions; these can be adequately achieved from the proposed site access.

Adequate off road parking and turning facilities are proposed within the curtilage of the site.

The proposed access location appears to conflict with the location of an existing utility pole. I would suggest that the access is relocated 5m east of that shown on the submitted plan; adequate visibility can still be achieved even at the revised access location.

I recommend any permission include the following conditions:

CONDITIONS

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.

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.

J28C VISIBILITY SPLAYS OF 2.4 X 43M

038R The proposed access shall have a visibility splay of 2.4m x 43m in both directions measured to the nearside kerb 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.

J29C GRADIENT OF ACCESS

026R The gradient of the access from the back edge of the new footway for a minimum distance of 5m shall be 1 in 8.

NONSTD 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, 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.

NONSTD SUBMISSION OF FURTHER DETAILS (FOOTWAY)

042R There shall be no development permitted on site until a scheme showing the design and construction of a 2m wide footway across the full frontage of the site, has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

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