

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0249

Your Ref: P/2010/0249

Date: 22 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3350 5570 Land at Eighth Avenue, Llay

Development: Outline application for residential development

I refer to your consultation dated 01 April 2010 in respect of the above.

The development site has a frontage with both the unclassified highway Eighth Avenue and the classified highway Nant-y-Gaer Road within a 30 mph speed limit.

Nant-y-Gaer Road is considered unsuitable to cater for any further residential development in the vicinity of this site due to its geometry.

Eighth Avenue is approximately 5.5m wide with 2m footway either side and is considered to be of adequate width and design to cater for further residential development.

From the proposed site access it is possible to achieve adequate visibility splays in both directions. Adequate parking is proposed for each dwelling. The road layout meets with current Council design standards in terms of carriageway / footway width and the provision of a turning head. These details can be further agreed at the reserved matters stage.

I recommend any permission include the following conditions:

CONDITIONS

J28C VISIBILITY SPLAY OF 2.4M X 33M

038R The proposed access shall have a visibility splay of 2.4m x 33m 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.

J25C PARKING AND TURNING OF VEHICLES

035R Facilities shall be provided within the site/each plot for the parking and turning of vehicles in accordance with a scheme to be agreed in writing with the Local Planning Authority. These shall be completed prior to the proposed development being first brought into use and thereafter shall be retained solely for that purpose.

Note to applicant**E02N HIGHWAY SUPPLEMENTARY NOTES**

Your attention is drawn to Highway Supplementary Notes Numbered 1, 2, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

Public Footpath no. 6 crosses / abuts the site

A handwritten signature in black ink, appearing to be 'M. P. C. K.', is written over the text 'Public Footpath no. 6 crosses / abuts the site'.

For Operational Manager Traffic & Transportation