

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0126

Your Ref: P/2010/0126

Date: 11 March 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2250 3800 Land adjacent to Cattle finishing unit, Ty'n y Mynydd, Pontfadog

Development: Submission of reserved matters pursuant to outline planning permission code no P/2007/1114 granted on 25th January 2010 in respect of siting, design, external appearance, means of access and landscaping.

Erection of farmhouse, garage and shed.

I refer to your consultation dated 22 February 2010 in respect of the above.

The development site is situated on an unclassified highway subject only to the national speed limit, although vehicular speed is considered to be no more than 20 mph to the geometry of the road. Adequate visibility is available from the proposed access.

The roads giving access to the site are generally no more than 3.5m wide and of steep gradient. I would not normally wish to see further development being permitted off such an arduous access route.

However it must be noted that the erection of a farm workers dwelling in this location will probably eliminate many of the daily trips between Tan y Garth and the development site that are currently necessary to ensure the efficient running of the finishing unit. The proposal may not therefore generate any significant increased traffic movement.

I recommend any permission include the following conditions:

CONDITIONS

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.

J45C VEHICLE PARKING AND TURNING AREAS

035R 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.

J28C VISIBILITY SPLAYS OF 2.4 X 25M

038R The proposed access shall have a visibility splay of 2.4m x 56m in a south easterly direction 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.

Notes**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