

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0166

Your Ref: P/2010/0166

Date: 15 March 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3040 4590 Playing field, Heol y Cyngor, Johnstown

Development: Change of use to community garden.

I refer to your consultation dated 09 March 2010 in respect of the above.

Heol y Cyngor is 4.2m wide and currently serves 14 dwellings; current Council standards require a 4.5m wide road to accommodate any significant increase in traffic volume.

However, I consider that the proposed use is likely to generate only a marginal increase in traffic and therefore raise no objection to the proposal.

The provision of 10 parking spaces gives a ratio of 1 space per 3 allotments and should prove to be more than adequate. There is also adequate provision made for cyclists.

I recommend any permission include the following conditions:

CONDITIONS

NONSTD BUILT IN ACCORDANCE WITH PLAN

026R The development shall be constructed in accordance with the approved plan

For Operational Manager Traffic & Transportation