

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0395

Your Ref: P/2010/0395

Date: 17 May 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2700 5400 Land to North of Waen Farm, Glascoed Road, Bwlchgwyn

Development: Erection of timber field shelter (in retrospect), additional timber field shelter and new hay barn.

I refer to your consultation dated 11 May 2010 in respect of the above.

The development site is situated on Glascoed Road which is a narrow classified road subject to a 60mph speed limit although typical vehicle speeds along this section would be around 25mph in both directions due to the geometry of the road.

Visibility from the existing access is approximately 2.4 x 45m to the north east and 2.4 x 20m to the south west measured to the centreline of the adjoining highway. Visibility to the south west is currently impeded by the vegetation along the boundary wall of the adjoining field. TAN 18 would normally require such an access to provide visibility splays of 2.4 x 45m in both directions measured to the centreline of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

I would recommend any permission include the following conditions:-

CONDITIONS

J28C VISIBILITY SPLAYS OF 2.4 X 45M

038R The proposed access shall have a visibility splay of 2.4m x 45m in both directions measured to the centre line 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.

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".

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For Operational Manager Traffic & Transportation