

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0149

Your Ref: P/2010/0149

Date: 17 May 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3234 3382 Garth Ty Porth, Llety Ifan Road, Pontfadog

Development: Demolition of existing dwelling and erection of replacement dwelling including provision of new vehicular access.

I refer to your revised consultation dated 4 May 2010 in respect of the above.

The site is located on a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road.

The proposed access provides adequate visibility in both directions.

Adequate off road parking and turning facilities are provided within the curtilage of the site by use of a parking turntable.

I recommend any permission include the following conditions:

CONDITIONS

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.

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 25M

038R The proposed access shall have a visibility splay of 2.4m x 253m 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.

J08C ACCESS TO BE SURFACED

026R The finished surface of the splayed access shall be married into the edge of the adjacent highway carriageway prior to bringing into use the development hereby approved. It shall thereafter be retained in a usable condition.

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

[..\Planning App Scans\P 2010 0149.pdf](#)