

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0218

Your Ref: P/2010/0218

Date: 13 May 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2720 5316 Swallows Nest, Brymbo Road, Bwlchgwyn

Development: Extensions to dwelling and erection of garage with alterations to vehicular access.

I refer to your consultation dated 29 April 2010 in respect of the above.

The proposed amendments to the site access are considered acceptable. Visibility at the access is considered to be no worse than that at the existing access to the east of the dwelling. On site parking and turning facilities are adequate.

I recommend that any permission include the following conditions:

CONDITIONS

J28C VISIBILITY SPLAYS OF 2.4 X 70M

038R The proposed access shall have a visibility splay of 2.4m x 70m 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.

J19C PROVISION OF VEHICLE PARKING FACILITIES

036R Vehicle parking and turning facilities shall be provided within the curtilage of the site in accordance with details to be submitted for further approval. Such facilities shall be made available for those purposes prior to the first use of the building(s) hereby permitted and shall thereafter be retained.

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.

NONSTD NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

026R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

SUPPLEMENTARY NOTES

The applicants attention should be drawn to the following supplementary notes;
1,3,4,&5

for Operational Manager Traffic & Transportation