

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0354

Your Ref: P/2010/0354

Date: 11 May 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2230 3880 Bryn Arddyn, Nantyr, Pontfadog

Development: Conversion of outbuildings to form new semi detached dwelling.

I refer to your revised consultation dated 28 April 2010 in respect of the above.

The site is located on an unclassified highway subject only to the national speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road.

The submitted plans demonstrate that it is possible to provide visibility splays measuring 2.4 x 33m in both directions to the centre line which is considered adequate on this quiet rural road.

Adequate off road parking facility is proposed within the curtilage of the site.

I recommend any permission include the following conditions:

CONDITIONS

J45C VEHICLE PARKING AREAS

035R The vehicle parking area 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 33M

038R The proposed access shall have a visibility splay of 2.4m x 33m 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 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.

J29C GRADIENT OF ACCESS

026R The gradient of the access from the edge of the existing carriageway for a minimum distance of 5m shall be 1 in 8.

NONSTD NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

NONSTDR No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, 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.

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1,2, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

Public Footpath no. 6 abuts the site



For Operational Manager Traffic & Transportation