

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0075

Your Ref: P/2010/0075

Date: 09 March 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 1030 3460 Former cart sheds Blaen Cwm Llawenog, Llanarmon DC

Development: Repairs, renovation and conversion to outdoor activity centre.

I refer to your consultation dated 01 February 2010 in respect of the above.

The site is located some 6km from the village of Llanarmon DC and is accessed along on an unclassified highway suffering from restricted width, substandard forward visibility and few passing places.

The road is considered incapable of catering for any development that will increase traffic generation.

The application proposes a use for courses in sheep dog handling and mountain walking. I am concerned that the potential level of traffic generated by group activity courses will have detrimental impact on highway safety.

I therefore recommend that the application is refused for the following reason:

- The roads leading to the site are considered substandard in width and geometry to serve as a means of access to serve the proposed development

Note to Applicant

The proposed use is considered to be too open ended and could potentially lead to significant traffic generation.

If the proposed use was made more specific then I may be able to reconsider my response.

R For Operational Manager Traffic & Transportation