

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0133

Your Ref: P/2010/0133

Date: 26 March 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3254 3524 Eisteddfod Farm, Allt Eisteddfod, Gwynfryn

Development: Conversion of vacant building into one self catering holiday unit.

I refer to your consultation dated 17 March 2010 in respect of the above.

The site is located on an unclassified highway subject to a 60 mph speed limit although vehicular speed is considered to be no more than 15mph due to the geometry of the road.

Although the road giving access to the site is narrow and of poor alignment it is considered that the erection of a single dwelling at this site will be of little detriment to the highway.

The access to the site is off a private access road that is currently gated to prevent public use. Visibility at the junction of the private access road and Allt Eisteddfod is concurrent with the requirements of TAN 18.

The proposed parking area on the eastern edge of the site actually forms part of the current council terrier of adopted highways. To enable this development to proceed this area of adopted highway land will therefore require a stopping up order. I assume this can be done through section 247 of the TACP Act 1990.

I note that to reach the proposed parking area it is necessary to drive over the public footpath which is considered unacceptable. I assume from previous discussions that the intention is to divert this footpath around the site.

I am aware that there have been some preliminary discussions between the PROW officer and the developer regarding the provision of an off road parking facility. I trust that the PROW officer will respond separately on this matter.

I recommend any permission include the following conditions:

CONDITIONS

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.

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.

NONSTD NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

NONSTD R 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.

NONSTD STOPPING UP OF HIGHWAY

NONSTD R Any adopted highway land proposed for use within the development site shall be formally stopped up to the satisfaction of the Planning Authority prior to commencement of development.

Note to applicant

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. 31 crosses the site


pp For Operational Manager Traffic & Transportation