

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0215

Your Ref: P/2010/0215

Date: 07 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2880 4350 Llys Madoc Elderly Persons Home, Plas Madoc

Development: Construction of temporary car park for construction site operatives.

I refer to your consultation dated 24 March 2010 in respect of the above.

The development site is located on an unclassified highway known as Bodlyn within a housing estate.

The proposed accesses to the car park both provide visibility concurrent with Welsh Assembly guidelines.

The existing kerb upstand is approximately 20mm and does not any alteration to permit safe access to the site. The area of land behind the kerb is all under the ownership of the housing department and their permission will be required to construct the car park.

There is some suggestion that once the Llys Madoc development is complete that the car park should be left for the use of the residents of Bodlyn. That being the case I would suggest that the applicant provide full construction details to the Housing department to ensure that the car park is adequately constructed to limit any ongoing maintenance issues.

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.

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.

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

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.

NONSTD BUILT IN ACCORDANCE WITH PLAN

026R The access to the development shall be constructed in accordance with the approved plan – drawing no: 484 0.05 Revision A

Notes

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