

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0250

Your Ref: P/2010/0250

Date: 15 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3350 5560 Land adjacent to no.4 Eleventh Avenue, Llay
Development: Outline application for residential development

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

The site is located on an unclassified highway known as Eleventh Avenue which a cul de sac in a residential area. Typical vehicular speed is estimated at approximately 20mph. A 2m wide footway fronts the development site. There is no existing vehicular access across the frontage of the site.

Adequate visibility is achievable from both proposed accesses.

I recommend any permission include the following conditions:

CONDITIONS

J28C VISIBILITY SPLAY OF 2.0M X 25M

038R The proposed access shall have a visibility splay of 2.0m x 25m in both directions measured to the nearside kerb edge 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.

Note to applicant

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