

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0105

Your Ref: P/2010/0105

Date: 18 March 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 1920 3850 Cefn Uchaf, Nantyr, Glynceiriog

Development: Outline application for erection of dwelling and garage in connection with agriculture

I refer to your consultation dated 03 March 2010 in respect of the above.

The site is located on a classified 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.

It is possible to create adequate visibility splays from the proposed site access; this will require the removal of some hedgerow to the south west of the access.

Adequate off road parking and turning facilities can be provided within the curtilage of the site.

I recommend any permission include the following conditions:

CONDITIONS

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.

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.



 For Operational Manager Traffic & Transportation