

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0767

Your Ref: P/2009/0767

Date: 29 September 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3240 5600 Land adjacent to Manor View, Llay Road, Llay

Development: Erection of dwelling

I refer to your consultation dated 17 September 2009 in respect of the above.

The development site is situated off a private drive which has access on to the B5102 Llay Road; this private drive has previously been granted planning permission and currently serves 3 existing dwellings.

There is adequate width at the junction with the B5102 for two vehicles to pass simultaneously. It is considered that the addition of a further dwelling will have no detrimental impact on the adjoining highway.

Adequate parking and turning area must be provided within the curtilage of the site as there is no room to turn on the private drive.

The private drive to the south of the proposed dwelling is substandard in terms of width and layout to provide access for a further dwelling; a suitably worded condition will ensure that access can only be gained from the west of the site.

I recommend any permission include the following conditions:

CONDITIONS

NONSTDC VEHICULAR ACCESS

026R Access to the site shall only be via the proposed new access shown on the approved plan

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 any access within 5 metres of the boundary of the highway.

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