

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0236

Your Ref: P/2010/0236

Date: 12 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2780 4210 Land at Bro Gwilym, Cefn Mawr

Development: Outline application for residential development

I refer to your consultation dated 31 March 2010 in respect of the above.

The development site is located on an unclassified highway within a 30 mph speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road.

The site was granted outline planning permission in November 2007 for an unspecified number of dwellings.

There is currently a 2m wide footway across the full frontage of the site.

It is possible to achieve visibility splays of 2.4 x 33m in both directions from the proposed site access which is considered adequate given vehicular speed in the vicinity of the site.

Adequate parking is proposed for each dwelling.

The road layout meets with current Council design standards in terms of carriageway / footway width and the provision of a turning head.

I recommend any permission include the following conditions:

CONDITIONS

J28C VISIBILITY SPLAY OF 2.4M X 33M

038R The proposed access shall have a visibility splay of 2.4m x 33m 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.

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.

J36R NO VEHICULAR / PEDESTRIAN ACCESS FROM HILL STREET

026R There shall be no vehicular or pedestrian access to the site from Hill Street

NONSTDC SUBMISSION OF FURTHER DETAILS

NONSTDR There shall be no development permitted on site until full technical approval for the removal of part of the site boundary wall on Bro Gwilym has been submitted to and further approved by the Local Planning Authority in consultation with the Highway Authority.

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. 36 abuts the site



For Operational Manager Traffic & Transportation