

MEMORANDUM



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

Our Ref: TH/DC/PD/P/2010/0257

Your Ref: P/2010/0257

Date: 20 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3000 5190 Land at Plas Power Colliery Road, Tanyfron
Development: Outline application for residential development .

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

The development site is located on an unadopted road within a 30 mph speed limit. The unadopted road has been constructed to a standard suitable for adoption but the road cannot be adopted until such time that the existing access gates are removed; I am advised by the Councils' Commercial Estates manager that there is no problem in arranging this.

The road will need to be adopted prior to occupation of any proposed residential development.

The site was granted outline planning permission in 2004 although that permission has now expired. (P/2004/0158)

The proposed access to the development has visibility splays concurrent with Welsh Assembly guidelines. The access appears to be 4.8m wide with a 1.8m footway either side. Current Council standards require 2m footways either side but as this application is in outline only these details can be resolved as reserved matters. Proposed parking provision is in accordance with LPGN 16 recommendations and an adequate turning head is provided.

I recommend that 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.

NONSTDC PREVENTION OF VEHICULAR ACCESS

026R Positive means to prevent vehicular access to the road known as Colliery Road shall be provided to the satisfaction of the Planning Authority and retained so long as the development herewith approved shall remain in use.

J35AC NO VEHICULAR ACCESS FROM COLLIERY ROAD

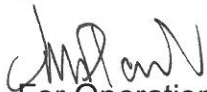
026R There shall be no vehicular means of access to the site from Colliery Road

NONSTDC ROAD ADOPTION

033R No dwelling shall be occupied until such time that the unadopted road giving access to the site off Tanyfron Road has been adopted by the Highway Authority.

SUPPLEMENTARY NOTES

The applicants attention should be drawn to the following supplementary notes; 1,3 4
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For Operational Manager Traffic & Transportation