

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0781

Your Ref: P/2009/0781

Date: 08 October 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2780 4650 Ysgubor Ganol, Ty Canol Road, Penycae

Development: Two storey and single storey extension to rear of existing dwelling. New doors and screens to side elevation and replacement of small window to lounge with larger window. New gates with brick walls to main entrance.

I refer to your consultation dated 24 September 2009 in respect of the above.

The site is located on a classified highway subject only to the maximum speed limit although vehicular speed is considered to be no more than 30mph due to the geometry of the road. Adequate visibility is provided at the existing site access. Parking and turning facilities are not affected by the proposed extension.

I recommend any permission include the following conditions:

CONDITIONS

NONSTD C PARKING AND MANOEUVRING TO BE KEPT CLEAR

NONSTD R The existing space for vehicular manoeuvring and parking shall at all times be kept free of obstruction and be available solely for those purposes.

Note to applicant

The applicants attention should be drawn to the following supplementary notes; 1, 2, 3, 4, & 5

Public Footpath No. 4 crosses / abuts the site

For Operational Manager Traffic & Transportation