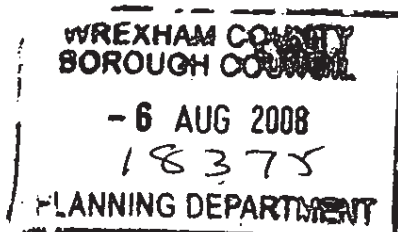


# MEMORANDUM



MP

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

**Our Ref:** TH/DC/PD/P/2008/0753

**Your Ref:** P/2008/0753

**Date:** 04 August 2008

**TOWN AND COUNTRY PLANNING ACT 1990.**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.**

**Location:** O. S Grid Ref: 2660 5330 Land adjacent to 1 White Oaks, Bwlchgwyn

**Development:** Outline application for erection of detached dwelling

I refer to the resubmitted plan dated 31 July 2008 concerning the above.

White Oaks is an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road. MfS recommends the provision of visibility splays measuring 2.4 x 25m for a new access which I consider is possible to achieve from within the curtilage of the site.

There is adequate space within the curtilage of the site to provide parking in accordance with LPGN 16.

The application site does not show the Highway Authority owned 1m wide service strip along its entire frontage but this should not adversely affect access to the site.

I will require a 2m wide footway along the site frontage with Brymbo Road to ensure pedestrian provision is improved and visibility out of White Oaks is protected.

I recommend any permission include the following conditions:

## CONDITIONS

1. The access shall have a visibility splay of 2.4 x 25m in both directions to the nearside kerb edge within which there shall be no obstruction above 1m in height.
2. A 2m wide footway shall be constructed across the site frontage with Brymbo Road to the further satisfaction of the Highway Authority.

## REASONS

- 1 & 2 In the interests of highway safety.

*Note to applicant:*

*The applicant should be made aware that a surface water balancing tank is supposed to have been constructed within the land referred to.*

*The balancing tank was intended for adoption by the Welsh Water Authority. I do not know if this adoption ever happened. Regardless of this there would appear from our records to be a 36m length of 1m diameter concrete pipe running the full length of the site proposed for the erection of this dwelling. It is a common requirement for a 6m easement to be established to permit future maintenance of such a pipe. This would effectively leave only a 5m wide space between back of service strip and edge of easement and would render the site unsuitable for development.*

*I have attached a Section 38 plan dating back to the time the estate road was adopted as highway maintainable at public expense. This plan shows a 1.0m wide service strip along the full frontage of this site. This has not been shown on the plan that the applicant has submitted demonstrating his alleged ownership.*

SUPPLEMENTARY NOTES:

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

  
For Operational Manager Traffic & Transportation