

MEMORANDUM



From: Network and Infrastructure Manager **To:** Chief Planning Officer

Our Ref: PD/2013/0003

Your Ref: P/2013/0003

Date: 10 May 2013

Town and Country Planning Act 1990

Section 78 Appeal at Land south of Pinecroft, Afoneitha Road, Penycae

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of that response is attached for your information.

Peter D. Mervante

PM

Network and Infrastructure Manager

MEMORANDUM



From: Network and Infrastructure Manager **To:** Chief Planning Officer

Our Ref: PD/2013/0003

Your Ref: P/2013/0003

Date: 31 January 2013

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2880 4510 Land south of Pinecroft, Afoneitha Road, Penycae

Development: Outline application for residential development

I refer to your consultation dated 4 January 2013 in respect of the above site.

The proposed site access is to be taken off a new road currently being constructed to serve an adjacent residential development. It is possible to provide an access of adequate design to serve the additional dwellings.

All other matters are reserved.

I recommend that any permission include the following conditions:

CONDITIONS

- | | |
|---------------------|--|
| ZJ11
039R | ACCESS WIDTH
The vehicular access hereby approved shall be a minimum width of 4.8 metres. |
| ZJ15
038R | VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility. |

Peter Downswart
Network and Infrastructure Manager