

MEMORANDUM



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

Our Ref: PD/P/2012/0077

Your Ref: PF/P/2012/0077

Date: 26 March 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2190 3750 Ty Mawr Erwallo, Dolywern

Development: Internal alterations, external works and retaining wall

I refer to your consultation dated 6 February 2012 in respect of the above.

The development site is located on an unclassified highway subject only to the national speed limit, although vehicular speed is considered to be no more than 15mph due to the geometry of the road.

The existing layout of the dwelling has resulted in vehicles colliding with the external wall due to its proximity to the highway. The proposed layout will resolve this issue whilst ensuring that the adjacent highway is adequately retained.

The two proposed retaining structures along the boundary of the property will require technical approval from the Highway department. A suitably worded condition should be attached ensuring the proposed structures are adequately designed and receive full technical approval prior to any works being undertaken.

I recommend any permission include the following conditions:

CONDITION

NONSTDC

SUBMISSION OF FURTHER DETAILS

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No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, drainage and construction of the proposed retaining walls.

The scheme as is approved shall be fully implemented prior to first use of the development.

NOTES

E02NA HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes on the enclosed "Applicants' Rights and General Information".

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.


for Network and Infrastructure Manager