

# MEMORANDUM



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

**Our Ref:** PD/2012/0149

**Your Ref:** P/2012/0149

**Date:** 27 March 2012

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**TOWN AND COUNTRY PLANNING ACT 1990.**

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

**Location:** O. S Grid Ref: 2250 3690 Land south of Golden Pheasant Hotel, Old Road, Llwynmawr

**Development:** Erection of hardstanding, stables and storage shed

I refer to your consultation dated 29 February 2012 in respect of the above site.

The site has an existing access on to a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 25 mph due to the geometry of the road.

Visibility at the existing access is below standard. However it is considered that this proposal will generate only a nominal amount of additional traffic through the existing access and as Old Road itself is very lightly trafficked I do not make any objection to the proposal.

I recommend any permission include the following conditions:

## **CONDITIONS**

### **ZG23 STABLES FOR PRIVATE USE**

026R The stables / machinery store shall not be used for any commercial or business purposes.

### **ZJO7 ACCESS SURFACE (5 metres)**

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

### **NONSTDC PARKING AND MANOEUVRING TO BE KEPT CLEAR**

035R The vehicular parking and turning areas as shown on the approved drawing shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently

retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

#### Supplementary Notes

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

*Peter Douthett*

*p.p.*

Network and Infrastructure Manager