

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/1051	Your Ref:	SJG/P/2009/1051
Date:	12 th January 2010		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: **O. S Grid Ref:** 431 421 Cherry Tree Farm, Halghton Lane, Halghton, Bangor on Dee.

Development: **Conversion of barn and outbuilding into 1 no dwelling.**

I refer to your consultation dated 05/01/2010 in respect of the above.

I have no objections to the proposed development and would recommend that any permission include the following conditions:-

CONDITIONS

1. The proposed development shall be laid out in accordance with the submitted layout plan (Drg. No. A(200)01 Rev A – Dated 21/12/09).
2. Proposed visibility splays from both access points shall be provided in accordance with TAN 18 as indicated on the submitted layout plan (Drg. No. A(200)01 Rev A – Dated 21/12/09).
3. The proposed shared access serving the new dwelling shall be a minimum width of 4.8m for a minimum distance of 10m behind the adjoining highway (see note).
4. The proposed shared access serving the new dwelling shall be surfaced with hard bound materials (ie/ bituminous macadam) for a minimum distance of 10m behind the adjoining highway.
5. No gates shall be erected within 10m of the highway boundary.
6. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the proposed shared access to intercept any such run off.
7. Parking at the proposed development site shall comply with the requirements of LPGN 16.
8. A suitable turning facility shall be provided / maintained within the curtilage of the site.

REASONS

1. In the interest of highway safety.
2. To ensure that adequate visibility is provided at the proposed points of access to the highway.
3. In the interest of free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
4. To ensure that no deleterious material is carried onto the highway.
5. To ensure the formation of a safe and satisfactory access.
6. In the interest of highway safety.
7. To provide for the parking of vehicles clear of the highway.
8. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Note

The proposed shared access serving the new dwelling and field / paddock to the rear of the site only appears to be approximately 3.9m wide (as indicated on submitted layout plan Drg. No. A(200)01 Rev A – Dated 21/12/09). This access shall be widened to 4.8m for a minimum distance of 10m behind the highway boundary in order to accommodate the simultaneous passage of 2 no. vehicles.



Regional Operational Manager Traffic & Transportation