

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/1042

Your Ref: P/2009/1042

Date: 12 January 2010

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

Location: **O. S Grid Ref: 2970 4660 Land adjacent to Red Roofs, 12 Pool Road, Ponciau**

Development: **Outline application for the erection of 1 no. dwelling.**

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

The only feasible access to the site is via an unadopted private road to the south that has access on to Aberderyn Road. The unadopted road is below current design standards in terms of width and junction design. Due to the gradient and alignment of the junction it is not currently possible to turn into or out of Pool Road in one turning movement.

It is current Council policy that only five dwellings should be served off a private drive; the unadopted road already serves more than 5.

Given the substandard nature of the access I would not normally be able to support an application for residential development at the site.

However it does appear possible to improve the existing access to the benefit of other users of this road.

I can therefore confirm that I would be able to support an application for one additional dwelling off Pool Road subject to a scheme of improvements being undertaken along the access.

Parking provision for the existing dwelling is not affected by the proposals.

I recommend any permission include the following conditions:

CONDITIONS

NONSTD SUBMISSION OF FURTHER DETAILS (ROAD REALIGNMENT)

030R There shall be no development permitted on site until a scheme showing a detailed layout, design and construction of a road regrading and realignment at the junction of Pool Road with the unadopted road (see plan 5190/2), has been

submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

NONSTD SUBMISSION OF FURTHER DETAILS (ROAD RESURFACING)

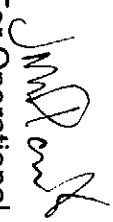
030R There shall be no development permitted on site until a scheme showing a detailed layout, design and construction of road resurfacing at the junction of Pool Road with Aberderfyn Road (see plan 5190/2), has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

J19C PROVISION OF VEHICLE PARKING FACILITIES

036R Vehicle parking and turning facilities shall be provided within the curtilage of the site in accordance with details to be submitted for further approval. Such facilities shall be made available for those purposes prior to the first occupation of the building(s) hereby permitted and shall thereafter be retained.

SUPPLEMENTARY NOTES

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


For Operational Manager Traffic & Transportation