

MEMORANDUM



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

Our Ref: TH/DC/AM/2009/1002
Date: 10 December 2009

Your Ref: P/2009/1002

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

Location: O. S Grid Ref: 2593 4270 Land adjoining Gwel Y Dyffryn, Garth, Llangollen

Development: Renewal of outline planning permission for single dwelling (previously granted under planning permission cede no. P/2006/1271

I refer to your consultation dated 10 December 2009 in respect of the above.

Garth Road is a classified highway subject to a 30 mph speed limit. Traffic is considered to travel at a maximum of 25 mph due to the geometry of the road.

Manual for streets requires visibility splays of 2.4 x 33m in both directions to the nearside edge of the adjoining carriageway, from the existing access.

I would recommend any permission include the following conditions:

CONDITIONS

1. The existing access on to Garth Road shall have a visibility splay of 2.4 x 33m in both directions, to the nearside edge of the adjoining carriageway within which there will be no obstruction in excess of 1.0m in height.
2. Parking within the proposed development shall be in accordance with Local Planning Guidance Note No. 16
3. A suitable turning facility shall be provided within the curtilage of the development site.
4. No private surface water run off from the development site shall be allowed to flow onto the adjoining highway.

REASONS

1. To ensure the formation of a safe and satisfactory access in the interests of highway safety
2. To allow satisfactory manoeuvrability in the interests of highway safety
3. To ensure that reversing by vehicles into or from the classified highway is rendered unnecessary in the interests of highway safety.
4. In the interests of highway safety.

SUPPLEMENTARY NOTES

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

Operational Manager Traffic & Transportation