

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0026

Your Ref: P/2010/0026

Date: 01 February 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2720 4280 The Towers Day Nursery, Llangollen Road, Trevor

Development: Variation of condition no. 2 of P/2004/0770 to allow for increase from 16 to 24 children.

I refer to your consultation dated 15 January 2010 in respect of the above.

The site has an existing access on to an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road.

Although the access appears to have been constructed in accordance with previous recommendations, visibility is currently obstructed by vegetation growing behind the chain link fence.

It is essential that adequate visibility is maintained from the access in both directions and this should be secured by an appropriately worded planning condition.

The car park provides space for approximately 12 vehicles which is considered to be more than adequate to cater for the proposal.

I recommend any permission include the following conditions

CONDITIONS

J28C VISIBILITY SPLAY OF 2.4M X 25M

038R The access shall have a visibility splay of 2.4m x 25m in both directions measured to the centre line of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway.

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

043R The access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

J45C VEHICLE PARKING AND TURNING AREAS

035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

A handwritten signature in black ink, appearing to be 'JMD' with a stylized flourish.

For Operational Manager Traffic & Transportation