

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/1033	Your Ref:	LB1/P/2009/1033
Date:	12 th January 2010		

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

Location: O. S Grid Ref: 327 507 38 Maesgwyn Road

Development: Extension to residential curtilage (in retrospect) and erection of detached garage.

I refer to your consultation dated 23/12/2009 in respect of the above.

The proposed development site accesses onto Primrose Way to the rear of the property. Primrose Way is an unclassified, residential cul de sac subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

Although, I have no objections to the proposed development, I would normally recommend that the driveway fronting the garage is a minimum depth of 5.5m to enable the garage door to be opened without any parked vehicle on the driveway encroaching on the adjoining highway.

I would therefore recommend that any permission include the following conditions:-

CONDITIONS

1. The proposed driveway fronting the garage shall be a minimum depth of 5.5m.
2. The proposed driveway shall be surfaced using hard bound materials (ie/ bituminous macadam) for a minimum distance of 5m behind the adjoining highway.

REASONS

1. To provide for the parking of vehicles clear of the highway.
2. To ensure that no deleterious material is carried onto the highway.

Supplementary Notes

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


Operational Manager Traffic & Transportation