

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0983 **Your Ref:** BB/P/2021/0983
Date: 9th November 2021

TOWN AND COUNTRY PLANNING ACT 1990

CAIS AMLINELLOL AR GYFER CODI ANNEDD (CADW POB MATER) / OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS RESERVED) LAND ADJACENT TO LLWYBR Y GARTH YR OCHR FRONCYSYLLTE LLANGOLLEN

Grid Ref: E 326803.78 N 341153.11

I refer to your consultation dated 19/10/2021 in respect of the above and would advise you that we have the following comments;

Access

The proposed alterations to land opposite Llwr Y Garth, Fron, Llangollen is on a unclassified highway and subject to a 30mph speed limit. The land associated with the application has minimal traffic passing the frontage due to the location of the site and is generally too narrow to allow for the simultaneous passing of vehicles with an average road width of 3.5m, it is noted there are passing places in close proximity to the proposed development. We do not perceive the development will exacerbate any traffic generation in this area.

The visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets. In this instance we would estimate the actual speed to be 25mph and require a 2.4m x 33m in both directions to the centerline. The measured splays exceed the requirements 2.4m x 40m (South) and 2.4m x 44m (North).

Parking

We are satisfied with the parking requirements as per LPGN16E and due to the status of the road and single property application we do not require vehicles to be able to turn with the curtilage of the site.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ05 ACCESS GRADIENT
039R The vehicular access hereby approved shall be a maximum gradient of
1 in 8 (12.5%).

- ZJ07**
043R **ACCESS SURFACE (5 metres)**
Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
- ZJ09**
033R **NO GATES WITHIN 5 METRES**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ46**
026R **NO PRIVATE SURFACE WATER RUN OFF**
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 approved access to intercept any such run off prior to first use of the development.

Supplementary Notes

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

A handwritten signature in blue ink, appearing to read 'D. J. ...', is written over a horizontal line.

Chief Officer, Environment & Technical