

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0996 **Your Ref:** JK/P/2021/0996
Date: 13th December 2021

TOWN AND COUNTRY PLANNING ACT 1990

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SOAR CHAPEL LLANARMON ROAD GLYN CEIRIOG LLANGOLLEN

Grid Ref: E 320065.53 N 337433

I refer to your consultation dated 05/11/2020 in respect of the above and would advise you that we have the following comments;

Access

Llanarmon Road, Glyn Cerriog is an adopted classified road and subject to a 30mph speed limit, the visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets. There is no footpath provision along the B4500 and the development is accessed from Nantyr Road.

Parking

It is noted there is a shortfall of 1 space on the maximum standard for a 4 bedroom dwelling. LPGN16 maximum parking standards require the provision of 3 spaces to be allocated to a development. The proposal indicates 2 spaces as per the submitted plan **(147-P-01) Proposed Plans and Elevation**.

The submitted plan does not clearly show the splay dimensions required for the exiting driveway, subsequently the associated plan does not indicate the existing parking dimensions. We would request a detailed layout plan to scale providing the above information.

We would normally require turning movements to be contained within the property boundary, in this instance we would allow the applicant not to provide this as per the existing properties along Llanarmon Road do not have formalized vehicular access or turning facilities.

We await the requested information

If supported we recommend that any permission include the following conditions:

CONDITIONS

ZJ09 **NO GATES WITHIN 5 METRES**

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ07 **ACCESS SURFACE (5 metres)**

043R 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.

ZJ46 **NO PRIVATE SURFACE WATER RUN OFF**

026R 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.

ZJ09 **NO GATES WITHIN 5 METRES**

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ13 **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**

026R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 4.3 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

E05NA

Supplementary Notes

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

Chief Officer, Environment & Technical