

MEMORANDUM



From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0927	Your Ref:	P/2018/0927
Date:	13 November 2018		

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

Location: O. S Grid Ref: 2789 5030 Wern Farm, Wern, Minera
Development: Erection of stable block and hay store, construction of menage and alterations to access drive.

I refer to your consultation dated 6 November 2018 in respect of the above.

Visibility at the existing access is concurrent with Welsh government recommendations.

The proposed new access alignment will improve accessibility into and out of the site

I would recommend any permission include the following conditions:-

CONDITIONS

- ZJO7
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.
- 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 70 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ22
035R** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently

retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Pete Carnivale

UP Service Manager Environment