

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0896	Your Ref:	P/2018/0896
Date:	22 November 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3287 4706 Land north of Maes y Gornel, Rhos

Development: Outline application with all matters reserved for 5 no. residential dwellings

I refer to your consultation dated 29 October 2018 in respect of the above.

It is proposed to take the site access off Llwyn Einion Road, a classified highway subject to a 20mph speed limit. It is possible to create an access with adequate visibility on to the highway.

Llwyn Einion is quite narrow for much of its length but there is generally adequate room for vehicles to pass simultaneously.

The proposed access will need to be a minimum 4.8m width to allow vehicles to pass. A suitably sized turning head will be required to enable a transit style van to turn. There should be no through route permitted on to the existing private access road.

If you are minded to support the application I would recommend any permission includes the following conditions:-

CONDITIONS

- | | |
|----------------------|--|
| 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. |
| ZJ15
038R | VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25metres in both directions measured to the nearside 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 nearside 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.

**ZJ03
026R**

NO ACCESS

There shall be no means of pedestrian or vehicular access to the development from the existing private drive south of the development site

**ZJ11
039R**

ACCESS WIDTH

The vehicular access hereby approved shall be a minimum width of 4.8 metres.

**ZJ30
044R
E07N**

TURNING HEAD

Prior to first use of the development a suitable turning head shall be constructed to adoptable standards details of which shall be submitted to and approved in writing by the Local Planning Authority. The facilities as approved shall thereafter be permanently retained and kept free of any obstruction, and made available solely for these purposes only.

peter douthwaite

M Service Manager Environment