

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment & Planning

Our Ref: P/2018/0606 **Your Ref:** P/2018/0606

Date: 13 August 2018

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

Location: O. S Grid Ref: 2765 4527 The Beeches, Church Street, Penycae
Development: Erection of 4 bedroom detached dwelling with integral garage on land associated with The Beeches

I refer to your consultation dated 25 July 2018 in respect of the above.

The proposed development site is located on the classified highway Church Street which is subject to a 20 mph speed limit; for which Welsh government guidelines recommend visibility splays measuring 2.0 x 25m in both directions.

It is possible to achieve these splays from the existing access layout.

There is more than enough space within the curtilage of the site to provide adequate off road parking provision.

I recommend that any permission include the following conditions:

CONDITIONS

- ZJ15** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres 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** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R 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.

**ZJO9
033R**

NO GATES

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

peter Doothe

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Service Manager Environment