

MEMORANDUM



From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0925	Your Ref:	P/2018/0925
Date:	13 November 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2867 4566 50 Stryt Issa, Penycae

Development: Erection of two dwellings and formation of new accesses to highway

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

The site is located on a classified highway subject to a 20mph speed limit. The submitted proposals demonstrate that it is feasible to construct three separate driveways within the site which provide adequate visibility on to the highway and ensure there is space for car doors to be opened both sides.

A new 2.0m wide footway will be constructed across the full frontage of the site to link in to the existing footway either side of the development site.

A wall will have to be removed from one end of the site to ensure the footway is clear. The existing warning sign within the footway will also need relocating.

I recommend that 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. |
| ZJO9
033R | NO GATES
There shall be no gates or other means of enclosure across the vehicular access point within @@ metres of the highway boundary. |
| 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 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
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). 1888-02 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.

**ZJ35
050R**

NEW 2.0 METRE FOOTWAY

Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

**ZJ37
026R
E06N
E07N**

SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, drainage and construction of the proposed new footway
- 2) Relocation of highway warning sign and removal of existing wall

The scheme as is approved shall be fully implemented prior to first use of the development.

**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.

NOTE

NONSTDN CONSTRUCTION OF FOOTWAY

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729696 for further guidance.

peter oorthwaite

pn Service Manager Environment