

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2018/0387 **Your Ref:** P/2018/0307

Date: 25 May 2018

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

Location: O. S Grid Ref: 3136 5390 Land to rear of 2 Ash Close, Summerhill
Development: Application for variation of conditions 4 and 8 imposed under planning permission P/2017/0906 to amend the approved drawing number and to reduce the visibility splay from 2.4m to 2.0m

I refer to your consultation dated 16 May 2018 in respect of the above.

Welsh Government guidelines accept that visibility for access to single dwellings can be taken from a 2.0m setback.

I would recommend that any permission include the following revised condition:

CONDITIONS

**ZJ017
038R VISIBILITY SPLAYS (NEAR SIDE)**

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 18 metres to the west and 2.0 metres x 10 metres to the south 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Peter D. H. White

M Service Manager Environment