

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0377	Your Ref:	P/2018/0377
Date:	18 May 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2436 3539 Carreg Farm, Selattyn

Development: Conversion of redundant stable block to 1 no. dwelling

I refer to your consultation dated 14 May 2018 in respect of the above.

The site is located on a classified highway subject to the national speed limit although vehicular speed is considered to be no more than 30mph due to the geometry of the road. The existing site access provides adequate visibility in an easterly direction but to the west visibility is restricted to approximately 25m.

However the outbuilding proposed for conversion has an existing agricultural use and there is consequently a traffic generation associated with that use. Any new residential dwelling would be expected to generate approximately 6 to 8 traffic movements per day in this location. Given that the existing agricultural use of the site could have generated a similar figure it is difficult to justify a refusal on highway grounds in this instance.

I recommend that any permission include the following conditions:

CONDITION

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.

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.

**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.

peter dasthwar

SM Service Manager Environment