

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0321	Your Ref:	P/2018/0321
Date:	8 May 2018		

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

Location: O. S Grid Ref: 2859 4162 4 Hill Street, Newbridge

Development: Demolition of existing wash house and bathroom, new two storey side extension, internal alterations and construction of off road parking for 2 no. vehicles.

I refer to your consultation dated 23 April 2018 in respect of the above.

The development site is located on an unclassified highway subject to a 30mph speed limit although vehicular speed is considered to be no more than 10 mph due to the geometry of the road; for which welsh government guidelines requires visibility splays measuring 2.0 x 11m in both directions.

Visibility from the proposed access is achievable in the north easterly direction but is marginally substandard to the south west. However given that the volume and speed of traffic on the road is so low I do not object to the proposal in this instance; particularly given that there is highway benefit in parking vehicles off road rather than on the existing highway.

Given the topography of the site the applicant will need to construct a retaining wall to the rear of the proposed parking area; as this will not impact on the public highway the construction details for the wall will need checking by WCBC building control department.

I recommend that any permission include the following conditions:

CONDITIONS

**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.

- ZJ05**
039R **ACCESS GRADIENT**
The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).
- 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.
- ZJ09**
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.
- ZJ18**
038R **VISIBILITY SPLAYS (CENTRELINE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 11 metres to the north east and 2.0 metres x 7m metres to the south west measured to the centreline 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 Downes

PM Service Manager Environment