

# MEMORANDUM

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|-----------------|-----------------------------|------------------|----------------------------------------------|
| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | P/2018/0231                 | <b>Your Ref:</b> | P/2018/0231                                  |
| <b>Date:</b>    | 20 April 2018               |                  |                                              |

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**Location:** O. S Grid Ref: 3270 5590 Land south of Miners Welfare, Llay New Road, Llay

**Development:** Application for approval of reserved matters pursuant to outline planning permission P/2016/0373 – layout, scale, appearance, landscaping for the erection of 18 no. dwellings.

I refer to your consultation dated 3 April 2018 in respect of the above.

The development site is situated on the B5425 Llay New Road which is a classified road subject to a 30mph speed limit. Visibility from the proposed access exceeds Welsh government recommendations of 2.4 x 43 in both directions.

There is adequate space available to create an access that complies with current highway design standards. The footway/cycleway must be maintained at the frontage of the proposed development with the construction of appropriate dropped crossings/tactile paving on the kerb radius,

There appears to be 2 parking spaces provided for most plots which is below the maximum standards of LPGN 16. Garages do not count towards parking provision. However there only appears to be parking provision at 14 for one vehicle; the garage should be moved north so as to accommodate two vehicles in the driveway.

Number 15 would benefit from pushing the garage easterly to ensure vehicles can turn within the curtilage of their own property rather than in front of no.14.

Parking bays between walls and fences need to be 3.2 m minimum width to allow doors to be opened both sides and allow pathway to side of house.

The road width must be 4.8m wide with associated footways and service strips; the details of which can be agreed as part of a section 38 agreement.

Traffic generation from a development of this size (circa.18 dwellings) will be on average approximately 1 vehicle every 3 minutes in the peak period and is unlikely to have any detrimental impact on highway safety.

Subject to the parking issues at 14 and 15 being resolved I recommend any permission include the following conditions:-

## **CONDITIONS**

- ZJ15  
038R**      **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**  
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the near side 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 near side 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). @@@@ 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.
- 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:  
  - Detailed layout, design, drainage and construction of the proposed new footway / carriageway and access over the footway/cycleway  
The scheme as is approved shall be fully implemented prior to first use of the development.
- ZJ11  
039R**      **ACCESS WIDTH**  
The vehicular access hereby approved shall be a minimum width of 4.8 metres.
- ZJ45  
026R**      **CONSTRUCTION TRAFFIC MANAGEMENT PLAN**  
No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.
- 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.

## NOTES

### **E06N CONSTRUCTION OF ACCESS AND ESTATE ROADS ETC**

*This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road 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 Douthwaite*

*PM* Service Manager Environment

