

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment & Planning

Our Ref: P/2018/0139 **Your Ref:** P/2018/0139

Date: 14 March 2018

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

Location: O. S Grid Ref: 2880 4510 Land south of Pinecroft, Afoneitha Road, Penycae
Development: Outline application for residential development

I refer to your consultation dated 26 February 2018 in respect of the above site.

The proposed site access is to be taken off a recently constructed that serves an adjacent residential development. It is possible to provide an access of adequate design to serve the additional dwellings.

All other matters are reserved.

I recommend that any permission include the following conditions:

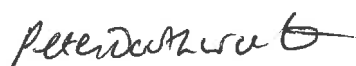
CONDITIONS

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.8 metres.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R 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.



Service Manager Environment