

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0017	Your Ref:	P/2018/0017
Date:	26 January 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2609 5308 Bryn Awen, Fronheulog Hill, Bwlchgwyn

Development: Change of use of agricultural land to residential curtilage, construction of driveway, construction of new pedestrian access, formation of hardstanding /parking areas (partly in retrospect)

I refer to your consultation dated 19 February 2018 in respect of the above.

The development site is situated on a classified highway subject to a 30mph speed limit across the front boundary of the site, for which Welsh Government guidelines recommend the provision of visibility splays measuring 2.0 x 43m in both directions.

The road is subject to the national speed limit beyond the southwestern boundary of the site although vehicular speed is considered to be no more than 30mph due to the geometry of the road.

Visibility at the newly constructed access to the south west corner of the site is considered acceptable. The site access will however need to be hard surfaced in a bound material for a minimum of 5m back from the adopted highway.

The applicant has widened an existing pedestrian access immediately adjacent to the dwelling. The access is now wide enough for use by vehicles; which is what the applicant originally applied for. As visibility at this access is substandard it is essential that the access is restricted solely to pedestrian use; the width of the access should therefore be restricted to less than 1.5m to prevent its use by vehicles.

I recommend that any permission include the following conditions:

CONDITIONS

NONSTDC NO ACCESS

026R

There shall be no means of vehicular access to the development from the pedestrian access immediately adjacent to the south west of the existing dwelling.

NONSTDC PEDESTRIAN ACCESS WIDTH

039R The pedestrian access hereby approved shall be a maximum width of 1.5m metres

ZJ21 MAXIMISING VISIBILITY

038R Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R 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.

ZJO7 ACCESS SURFACE (5 metres)

043R 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.

ZJO9 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5metres of the highway boundary.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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 duthwaite

pn

Service Manager Environment