

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0561	Your Ref:	P/2015/0561
Date:	17 October 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2830 4520 Site of Wrights Garage and adjoining land, Hall Street, Penycae

Development: Demolition of garage and outline application for residential development (9 dwellings) with all detailed matters reserved for further approval.

I refer to your revised consultation dated 17 October 2016 in respect of the above.

The site is located on a classified highway subject to a 20mph speed limit for which Welsh government guidelines recommend visibility splays measuring 2.4 x 25m in both directions. It is possible to achieve these splays from both the proposed accesses on to the site frontage with Hall Lane.

It is proposed to erect 2 dwellings with access off Brynyfynnon Road; although the existing access is substandard the site has an existing usage as a commercial garage and it is not unreasonable to offset the past traffic generation against that arising from any new residential development. The scale of development should be limited to ensure that there is no increase in traffic generation; it is considered that the potential traffic generation from the erection of two dwellings is acceptable in this instance.

Traffic generation from the additional 7 dwellings served off a new access is unlikely to cause any particular detriment to highway safety in the vicinity of the site. The plans indicate that adequate off road parking and turning will be provided.

A new widened footway should be provided along the site frontage with Hall Street.

The proposed position of the new access will require the relocation of a utility pole and street light bracket.

I recommend that any permission include the following conditions:

CONDITIONS

- ZJ15 038R VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE) (JOINT ACCESS)**
Prior to first use of the development hereby approved the vehicular access (es) shall provide visibility splays of 2.4 metres x 25 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.
- ZJ15 038R VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE) (SINGLE ACCESS)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 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.
- ZJ23 CLEAR 035R (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT**
No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.
- NONSTDC 050R WIDENED FOOTWAY**
Prior to first use of the development a widened footway shall be constructed along the frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
- NONSTDC 026R E06N E07N SUBMISSION OF FURTHER DETAILS**
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:
- 1) Widened footway
 - 2) Relocation of utility pole and street light bracket
- The scheme as is approved shall be fully implemented prior to first use of the development.
- ZJ14 026R E03N FOOTWAY REINSTATEMENT**
Prior to first use of the development, the highway fronting the existing vehicular access to be closed as part of this application shall be re-instated to full height footway in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority.

**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

E03N

WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

Peter Outhwaite

PM Service Manager Environment

