

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0611	Your Ref:	P/2016/0611
Date:	15 July 2016		

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

Location: O. S Grid Ref: 22888 4768 Legacy car dismantlers and scrap yard , Llwyneinion Road, Legacy

Development: Removal of scrap yard use and demolition of associated building, erection of 7 no detached dwellings, access, garages and gardens, creation of wildlife meadow and newt mitigation habitat areas.

I refer to your consultation dated 4 July 2016 in respect of the above.

The site has an existing access on to a classified highway subject to a 20mph speed limit for which Welsh Government guidelines recommend visibility splays of 2.4 x 25m in both directions. The existing site access suffers from substandard visibility in a westerly direction.

The proposed access significantly improves visibility on to the highway providing splays in excess of Welsh Government guidelines.

Llwyneinion Road is narrow and in some places it is not possible for two vehicles to pass simultaneously. However the site has an existing use as a scrapyard which generated significant amount of traffic much of which was HGVs and car transporters. As the proposed development will reduce the size and frequency of vehicles using Llwyneinion Road it will not be detrimental to highway safety in the vicinity of the site

Although parking is in accordance with LPGN maximum standards some of the driveways appear cramped and the private drive accesses allow no scope for visitor parking.

I would recommend that any permission include the following conditions:

CONDITION

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R 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.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R

E06N

E07N 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: delete as appt*

- 1) Detailed layout, design, drainage and construction of the proposed new footway / carriageway,

The scheme as is approved shall be fully implemented prior to first use of the development.

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.

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.

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.


Service Manager Environment