

MEMORANDUM

From:	Senior Service Manager	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0585	Your Ref:	P/2016/0585
Date:	8 September 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2960 4670 Royal Oak, Fennant Road, Ponciau

Development: Demolition of former public house & erection of 2 no. pairs of semi detached houses and access

I refer to your revised consultation dated 18 August 2016 in respect of the above.

The site is located at the junction of the classified highway Fennant Road and the unclassified highway Brynydd within a 20 mph speed limit.

Visibility at the junction on to Fennant Road is well below standard to the west due to the existing public house being immediately adjacent to the adopted highway.

The proposed development significantly improves visibility at the junction in a westerly direction.

A new footway around the full frontage of the site will improve pedestrian facilities in the vicinity of the site.

Adequate off road car parking is proposed for the development. Visibility from the proposed parking area on to Brynydd meets with Welsh Government guidelines. Forward visibility along Brynydd is significantly improved by the removal of the 3m high brick wall.

It is considered that the submitted plans generally benefit highway safety in the vicinity of the site.

There are however a few minor alterations needed In order to support the development – see attached plan

A new 2m wide footway to be constructed immediately adjacent to Fennant Road

A 4.5m kerb radius at the Fennant Road/ Brynydd junction

Extended footway area is to act as traffic calming build out in front of plots 3 and 4

Parking /turning area to be increased by straightening out fence line at rear of plot 4

It is also considered that a scheme of double yellow road markings is required to prevent vehicles parking along the site frontage on Fennant Road and Brynydd.

Please ask the applicant to amend plans in accordance with the above.

The footway will require dropped pedestrian crossing points. The build out will require bollards and signing; these can be resolved as part of any section 38 agreement.

Subject to the above being demonstrated on a revised plan I recommend that any permission include the following conditions:

CONDITIONS

ZJO9 NO GATES

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

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.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 6 metres.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (on to Brynydd)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 15 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.

ZJ21 MAXIMISING VISIBILITY (Fennant Road junction)

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.

ZJ35 NEW 2.0 METRE FOOTWAY

050R Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

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.

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.

ZJ37 SUBMISSION OF FURTHER DETAILS

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:

- 1) Detailed layout, design, drainage and construction of the proposed new footway
- 2) Build out,
- 3) Double yellow road markings

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

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R

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.

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.

NONSTDN CONSTRUCTION OF FOOTWAY

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway 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

MD Service Manager Environment

