

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0373	Your Ref:	P/2016/0373
Date:	24 May 2016		

Location: O. S Grid Ref: 3270 5590 Land south of Miners Welfare, Llay New Road , Llay

Development: Outline application for residential development and formation of new access

I refer to your consultation dated 25 April 2016 in respect of the above.

The development site is situated on the B5425 Llay New Road which is a classified road subject to a 30mph speed limit. Visibility from the proposed access exceeds Welsh government recommendations of 2.4 x 43 in both directions.

There is adequate space available to create an access that complies with current highway design standards. The footway/cycleway must be maintained at the frontage of the proposed development with the construction of appropriate dropped crossings/tactile paving on the kerb radius.

The proposed access is opposite an off road parking layby. I understand that concerns have been raised about the legality of parking in this layby when it is within 10m of a junction. The Highway Code states that you should not park opposite or within 10m of a junction, **except in an authorised parking space**. As the layby is an authorised parking place there is no legitimate reason for the police to issue a fixed penalty notice.

Adequate off road parking must be provided within the development site.

Traffic generation from a development of this size (circa.18 dwellings) will be approximately 1 vehicle every 3 minutes in the peak period and is unlikely to have any detrimental impact on highway safety.

I recommend any permission include the following conditions:-

CONDITIONS

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 43 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.

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)

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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 / carriageway,

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

 Service Manager Environment