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MEMORANDUM

From: Service Manager Environment

To: Head of Community Well-being and Development

Our Ref: P/2016/0411

Your Ref: P/2016/0411

Date: 13 June 2016

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

Location: O. S Grid Ref: 3074 5275 Land off Quarry Road and New Road, Brynteg
Development: Erection of 2 no. single storey dwellings

I refer to your consultation dated 3 May 2016 in respect of the above.

The site is located on an unadopted road within a 30 mph speed limit.

The site was granted planning permission in 1998 for the erection of one dwelling, but this has now lapsed.

The road is very badly potholed and rutted for its entire length from the proposed site access in a westerly direction to its junction with Quarry Road. I would not wish to support any further development until surfacing improvements have been made to the unadopted road.

The new access onto New Road should provide visibility splays of 2.4 x 18m.

The design of the new access on to New Road will need further agreement to ensure that it does not detrimentally impact on the Public Right of Way.

Although there appears to be enough space to provide adequate off road parking and turning facilities the submitted plans do not demonstrate this adequately.

I would recommend that any permission include the following conditions:

CONDITIONS

ZJO7
043R

ACCESS SURFACE (5 metres)
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 5 metres of the highway boundary.

ZJ11 **ACCESS WIDTH**

039R The vehicular access hereby approved shall be a minimum width of 4.1

ZJ016 **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 18 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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.

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**

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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:

- The improvements to the road surface of New Road from the proposed site access, in a westerly direction to its junction with Quarry Road. The scheme as is approved shall be fully implemented prior to commencement of the development.

Peter Dorthwaite

pp Service Manager Environment