

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0279	Your Ref:	P/2016/0279
Date:	13 April 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3062 5382 Clayton Arms, Moss Hill, Moss

Development: Erection of 1 no. detached dormer bungalow on site of former car park.

I refer to your consultation dated 23 March 2016 in respect of the above.

The site is located on an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20 mph due to the geometry of the road. The site was previously used as a car park for the former Clayton Arms pub.

The proposed access provides adequate visibility on to the highway. The parking and turning area needs extending by approximately 1.2 m to the north to ensure adequate turning is achievable.

A paved area is to be constructed between the edge of highway and the dwelling itself. It is recommended that a kerb is constructed along the full site frontage to ensure the area is safe for residential use.

The salt bin to the north of the existing car park can be moved to another suitable location with prior agreement from the Highways department

I recommend that any permission include the following conditions:

CONDITIONS

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.

- ZJ016
038R** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 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.
- 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
033R** **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point within @@ metres of the highway boundary.
- NONSTDC
050R** **KERB EDGE**
Prior to first use of the development a kerbed edge shall be constructed along the site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
- ZJ37
026R
E06N
E07N** **SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)**
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:
- Detailed layout and construction of the kerbed edge
- The scheme as is approved shall be fully implemented prior to first use of the development.
- 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.