

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0382	Your Ref:	P/2015/0382
Date:	22 January 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3290 3470 Land off North Road Ponciau

Development: Outline application for the erection of 23 dwellings - all matters reserved except access

I refer to your consultation dated 1 June 2015 in respect of the above.

The proposed development site is accessed via an unadopted lane off North Road. It is proposed to construct a 5.5m wide carriageway with pedestrian provision alongside to serve 23 dwellings plus the 6 already served off the road.

Public footpath no. 23 (Rhosllanerchrugog) runs alongside the unadopted access road and continues in a north easterly direction through the development site. Any proposed residential development will need to accommodate this footpath to the satisfaction of the Highway Authority.

North Road itself is an unclassified road subject to a 20mph speed limit for which Welsh Government guidelines recommend the provision of visibility splays measuring 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

The main access routes leading from the development site are via the junctions of Stanley Rd and Oak Rd with Fennant Road. Visibility at both these junctions is below recommended standards and I would therefore not wish to support any additional residential development which would significantly increase the volume of traffic using these junctions.

Planning permission for 19 dwellings has previously been granted for sites served off the proposed access. This permission seeks to increase that to 24 (the 23 proposed plus Pencoed erected under permission P/2009/0443). If the 23 dwellings consist of more two bedroom dwellings rather than the 4 and 5 bedroom dwellings previously approved then any increase in vehicular traffic will be negligible;

Whilst visibility at the two existing junctions is below standard the junctions already serve a significant number of dwellings and permission has been previously granted for 19. The proposed increase in dwellings is not considered to be significant in highway terms.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R 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 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)

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.

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.

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

Public footpath no. 23 (Rhosllanerchrugog) shall be accommodated within the development site to the satisfaction of the Highway Authority.



Service Manager Environment