

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0513	Your Ref:	P/2016/0513
Date:	13 June 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2610 5341 Karinya Cottage, Wesley Road, Bwlchgwyn
Development: Erection of 3 bed detached dwelling on plot adjacent to Karinya Cottage

I refer to your consultation dated 1 June 2016 in respect of the above.

The development site is situated on a narrow 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. Welsh Assembly Guidelines recommend the provision of visibility splays measuring 2.0 x 25m in both directions to the centre line of the highway.

It is possible to provide these splays from both the existing and proposed access subject to some minor cutting back of the front boundary hedge.

The submitted plans do not demonstrate how car parking will be provided for the existing dwelling; a suitable planning condition should be attached to any permission to address this issue. Car parking for 3 vehicles will need to be provided for a 3 bedroom dwelling in this location.

I recommend that any permission include the following conditions:

CONDITIONS

FOR ACCESS TO EXISTING AND PROPOSED DWELLINGS

**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 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.

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.

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.

FOR EXISTING DWELLING KARINYA

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.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 3 metres.

FOR NEW DWELLING

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.

Peter Dammanto

Service Manager Environment