

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0225	Your Ref:	P/2016/0225
Date:	22 April 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3000 4690 Land west of Bryn Offa, Fennant Road, Ponciau
Development: Change of use of land to provide 2 no. gypsy / traveller pitches, erection of ancillary mobile day room /amenity building and construction of hard standing area and access

I refer to your consultation dated 10 March 2016 in respect of the above.

The development site is located on a busy classified highway subject to a 20mph speed limit for which Welsh government guidelines recommend visibility splays measuring 2.4 x 25m in both directions.

The previous application on this site was refused due to substandard visibility being achievable from the existing access into the site. Since that refusal the applicant has reduced the height of the boundary hedge to the west of the access to approximately 1.3m in height and moved the proposed site access 5m in a westerly direction.

It is now possible to achieve visibility splays as recommended by Welsh Government guidelines from the proposed site access. In order to achieve this splay in a westerly direction it is considered necessary to either completely remove the external boundary hedge or reduce it in height to below 1m above the level of the adjoining highway. This will ensure that visibility splays can be maintained in perpetuity. To the east adequate visibility is achievable.

Forward visibility along Fennant Road for and of vehicles turning into the site more than meets current guidelines for a 20mph speed limit.

The submitted plans indicate that off road parking and turning facility is available for six vehicles which is considered adequate for the proposed development

I recommend that 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.

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.

ZJO9 **NO GATES**

033R

There shall be no gates or other means of enclosure across the vehicular access point within 6 metres of the highway boundary.

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.

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.

ZJ11 **ACCESS WIDTH**

039R

The vehicular access hereby approved shall be a minimum width of 4.5 metres.

Peter Donthwaite

hy Service Manager Environment