

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well Being
and Development

Our Ref: P/2015/0902

Your Ref: P/2015/0902

Date: 6 May 2016

Town and Country Planning Act 1990

**Section 78 Appeal at Land West of Cae Plas Teg, off Tyn y Cestyll Road,
Glynceiriog**

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of that response is attached for your information.

Peter Duthwaite

Service Manager Environment

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0902	Your Ref:	P/2015/0902
Date:	7 January 2016		

Location: O. S Grid Ref: 3200 3370 Land west of Cae Plas Teg, off Tyn y Cestyll Road, Glynceiriog
Development: Erection of 2 detached dwellings and new access

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

The site is located on an unclassified highway subject to the national speed limit although vehicular speed is likely to be no more than 20 mph due to the geometry of the road.

It is possible to construct an access which would achieve adequate visibility on to the highway although this will require the removal of some hedgerow and the construction of a retaining wall.

On approach to the site, Tyn y Cestyll Road is only 2.7m wide and is of steep gradient; it does not permit the simultaneous passage of vehicles or have any provision for pedestrians. However 60m east of proposed site access the road widens and a footway is provided on one side of the carriageway.

Given that the road is so likely trafficked and that the development is for only two dwellings I consider that it may be difficult to justify a refusal on highway grounds in this instance.

I therefore 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. |
| ZJ22
035R | PARKING AND MANOEUVRING TO BE KEPT CLEAR
The vehicular parking and turning areas as shown on approved drawing(s) No(s). P 001 rev A 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.

ZJ10 ACCESS APPROVED AS PART OF APPLICATION

039R

E05NA Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. GC AA 100. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.

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:

1) Retaining wall,

The scheme as is approved shall be fully implemented 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.

Peter Danthwa

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Service Manager Environment