

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0256	Your Ref:	P/2016/0256
Date:	26 April 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2740 5080 The Hollies, New Brighton, Minera

Development: Erection of detached dwelling with integral double garage, hard standing and landscaped garden.

I refer to your consultation dated 9 May 2014 concerning the above.

The site is located on an unclassified highway where vehicular speed is limited to no more than 10 mph due to the geometry of the road. The proposed access provides acceptable visibility on to the highway.

Given the steep gradient of the site it is essential that a full Geotechnical report is submitted for further approval prior to any development commencing on site to ensure the stability of the site during all phases of construction work.

The submitted plans seem to indicate a garage of approximately 5.8m in length to house two cars each shown to be just 2.7m in length. The garage is of inadequate length to accommodate two cars; regardless of this current Council guidelines state that garages do not count towards parking provision.

There is a 3m x 9m bay to the front of the proposed dwelling that could potentially cater for one vehicle parked parallel to the highway. However for a vehicle to park here it would need to either reverse in or out along the length of the adjacent highway as there is no turning facility on the site or on the road.

It is considered that there is inadequate parking facility provided within the site. However I understand that the site was granted planning permission for a similar scheme in 2005.

If you are minded to grant planning permission then I recommend any permission include the following conditions:-

CONDITIONS

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.

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.

ZJO16 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

038R

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 15 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.

NONSTDC SUBMISSION OF GEOTECHNICAL REPORT

026R

There shall be no development permitted on site until a full geotechnical report which includes an investigation and an assessment of the stability of slopes and structures to be constructed within the site has been submitted to and approved by the Local Planning Authority.

peter o'neill

W Service Manager Environment