

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: PD/2011/0754

Your Ref: SEH/P/2011/0754

Date: 20 October 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2910 4650 Garden area adjoining Beech Avenue, Rhos

Development: Outline application for the erection of 1 no. two storey dwelling.

I refer to your consultation dated 17 October 2011 in respect of the above.

The site is located on an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be significantly lower.

The submitted plans demonstrate that adequate splays can be achieved from the proposed access; whilst also improving visibility from the existing access to Bodeuron.

To provide adequate visibility the existing front boundary wall to the site will need to be reduced to below 1m in height.

Adequate off road parking facilities are provided within the curtilage of the site.

I recommend 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. |
| ZJO9
033R | NO GATES
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary. |
| ZJ21
038R | MAXIMISING VISIBILITY
Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be |

provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

NONSTDC PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing 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.

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

E02NA HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes on the enclosed "Applicants' Rights and General Information".

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.



Infrastructure and Planning Manager