

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: PD/2011/0701

Your Ref: SJG/P/2011/0701

Date: 17 October 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3340 5430 Land west of Little Bryn, Pont y Capel Lane, Bradley

Development: Creation of access, ponds, internal access works and landscaping in relation to fish breeding enterprise

I refer to your consultation dated 27 September 2011 in respect of the above.

Pont y Capel Lane is a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road.

The main distributor route from Pont y Capel Lane is the B5102 Llay New Road. Visibility at the junction of the two roads is concurrent with Welsh Government guidelines. Although the junction is of adequate width to cater for the simultaneous passage of vehicles, Pont y Capel Lane reduces in width to just 3.6m at a point some 7m back from Llay New Road.

The road from which it is proposed to access the site is a private unmade track.

The proposal includes plans to widen Pont y Capel Lane to 5.5m to permit the simultaneous passage of vehicles and also to provide a footway alongside the widened carriageway. Visibility at the junction of the private drive and Pont y Capel Lane is to be improved and will be concurrent with Welsh Government guidelines. Adequate visibility at the proposed site access on to the private drive will be provided.

The application states that there will only be one full time employee; I can only assume that there will be adequate off road parking provided by the hardstanding around the proposed ponds.

It is anticipated that traffic generation as a result of the proposed development will be very low and will be of no detriment to the adopted highway.

I recommend that any permission include the following conditions:

CONDITIONS

NONSTDC SUBMISSION OF FURTHER DETAILS

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) Detailed layout, design, drainage and construction of the proposed carriageway widening and footway provision on Pont y Capel Lane. The scheme as is approved shall be fully implemented prior to first use of the development.

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.

JUNCTION OF PRIVATE ROAD & PONT Y CAPEL LANE:

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 33 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.

JUNCTION OF NEW SITE ACCESS AND PRIVATE DRIVE:

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.

NOTES

NONSTDN CONSTRUCTION OF FOOTWAY AND WIDENED CARRIAGEWAY

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a widened carriageway and new footway intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729696 for further guidance.

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.

A handwritten signature in black ink, appearing to read 'Ian Paul', is positioned above the printed name.

Infrastructure and Planning Manager