

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: PD/2011/0715

Your Ref: MP/P/2011/0715

Date: 12 October 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: Land south of Gorwel, Bryn Road, Moss

Development: Demolition of existing dwelling (Long View) and erection of 2 no. dwellings

I refer to your consultation dated 30 September 2011 in respect of the above site.

The development site is located on an unclassified highway subject to a 30mph speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road.

The existing site access, which currently serves two dwellings, suffers from substandard visibility in an easterly direction.

The submitted plans demonstrate an intention to widen the existing access and improve visibility in an easterly direction such that visibility will be concurrent with Manual for Streets recommendations.

There is adequate space for off road parking and turning within the site boundary.

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. |
| ZJ22
035R | PARKING AND MANOEUVRING TO BE KEPT CLEAR
The vehicular parking and turning areas as shown on approved drawing(s) No(s). H / 04 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.

ZJ19

VISIBILITY SPLAYS (NEAR SIDE AND CENTRELINE)

038R

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the north measured to the near side edge of the adjoining highway, and 2.4 metres x 33 metres to the south 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.

NOTES

E02N

HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".



Infrastructure and Planning Manager