

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: PD/2011/0657

Your Ref: JGK/P/2011/0657

Date: 04 October 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3080 5300 Ty Hen Berllan, Westminster Road, Moss

Development: Variation of condition 5 and 6 to provide reduced visibility splays and removal of condition 7 (provision of 2m footway) in relation to planning approval code no. P/2004/0475

I refer to your consultation dated 14 September 2011 in respect of the above.

The original planning application dates back to 2004 since when Welsh Assembly guidelines on visibility have been amended.

Conditions 5 & 6 required visibility splays of 2.4 x 70m in both directions; I am satisfied that these splays can be reduced to 43m in accordance with the latest guidelines.

It is considered that the provision of a footway along the full frontage of the site may increase the speed of traffic in the vicinity of the site and prove detrimental to highway safety.

A revised access scheme has been agreed with the applicant that will provide adequate visibility from the site, provide a safe area for both pedestrians and vehicles, and also deliver a significant improvement to the profile of the highway.

I am therefore willing to agree to the variation of conditions 5 & 6 and the removal of condition 7 subject to the following conditions.

CONDITIONS

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VISIBILITY SPLAYS (NEAR SIDE AND CENTRELINE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres to the north measured to the near side edge of the adjoining highway, and 2.4 metres x 43 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

NONSTDC

SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

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E07N

Within 3 months of the date of this permission a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

Detailed layout, design, drainage and construction of the proposed new access and pedestrian provision.

The scheme as is approved shall be fully implemented within 6 months of the date of this permission.



Infrastructure and Planning Manager