

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0122

Your Ref: P/2011/0122

Date: 14 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3290 3460 St Johns Church, Cemetery Road, Rhos

Development: Creation of new vehicular access, driveway and parking area.

I refer to your consultation in respect of the above.

The site is located on an unclassified road subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road.

It appears possible to provide visibility in both directions from the proposed access in accordance with Welsh Assembly Guidelines; this will result in the loss of some branches/foliage from the trees along the site boundary and will require the existing boundary wall to be reduced to below 1m in height where necessary.

I would normally raise concerns over lack of footway provision across the front of the site. However given the impact this would have on the existing trees and boundary wall it is considered impracticable to provide this requirement in this instance.

I recommend any permission include the following conditions:

CONDITIONS

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

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 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.

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 22 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

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