

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0484

Your Ref: P/211/0484

Date: 10 August 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2000 3780 Bryn Goleu, Quarry Road, Glynceiriog

Development: Removal of existing bungalow and construction of replacement dwelling together with associated works.

I refer to your consultation dated 13 July 2011 in respect of the above.

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

The site has an existing access approximately 5m in length in front of the existing garage. The access is substandard in terms of visibility and its alignment with the carriageway.

The proposed access offers an improvement on the existing. The garage is being relocated to allow for the parking of at least 3 vehicles off the highway. Some visibility improvements are achievable in both directions and whilst the access alignment is still unlikely to allow convenient access into the site there is nevertheless some improvement proposed.

Given that this application is for a replacement dwelling and that parking and access arrangements are improving it is considered that the proposal is satisfactory in highway terms.

I recommend that 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.

ZJ09
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

ZJ016
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

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 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.

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on the 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
026R

NO PRIVATE SURFACE WATER RUN OFF

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.

ZJ37
026R
E06N
E07N

SUBMISSION OF FURTHER DETAILS

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:

- A detailed layout, design, drainage and construction of the proposed vehicular access.

The scheme as is approved shall be fully implemented prior to first use of the development.

NOTE TO APPLICANT

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