

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0207

Your Ref: P/2011/0207

Date: 07 April 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2890 4080 Land adjacent to Plas Celyn, New House Lane, Pentre

Development: Erection of timber framed two storey detached dwelling and new vehicular access

I refer to your consultation dated 21 March 2011 in respect of the above.

The development site is located on an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20 mph due to the geometry of the road. New House Lane is a cul de sac and is very lightly trafficked.

TAN 18 recommends that visibility splays measuring 2.4 x 25m are provided in both directions. Given that the road is only 4m wide I am prepared to accept the splays can be taken to the centre line.

The plans indicate that the house is to be two bedroom but there appears to be potential for the attic rooms also to be used as bedroom space. Given that the site is not in a particularly sustainable location it is considered that parking should be provided to maximum standards. Although the plans only demonstrate two parking spaces the hardstanding at the front of the dwelling is large enough to accommodate an additional vehicle.

Parking for the existing dwelling is unaffected by the proposed new dwelling.

I recommend any permission include the following conditions:

CONDITIONS

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.

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 (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

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.

Note to applicant

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