

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0324

Your Ref: P/2011/0324

Date: 23 May 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3130 4850 Outside nos 10 to 12 Spring Road, Rhostyllen

Development: On plot parking and reduction of size of layby (subject to stopping up order)

I refer to your consultation dated 6 May 2011 in respect of the above.

The site is located on Spring Road, a part of which remains unadopted highway and the rest unclassified highway. The development site itself is on the adopted part of the road.

The proposed on plot parking bays are a replacement for the two parking spaces that will be lost by reducing the size of the layby. There is no apparent reason therefore that the proposal will have any detrimental impact on the highway.

The existing highway land will however require a stopping up order to enable the development to proceed.

I would recommend that any permission include the following conditions

CONDITIONS

ZJ15
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

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 near side 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 near side edge 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 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.

NONSTD STOPPING UP OF HIGHWAY

NONSTD Any adopted highway land proposed for use within the development site shall be formally stopped up to the satisfaction of the Planning Authority prior to commencement of development.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.



Infrastructure and Planning Manager