

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0916

Your Ref: P/2010/0916

Date: 6 December 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2970 4630 Land opposite Grosvenor House, Chapel Street, Ponciau

Development: Outline application for residential development (two no. 2 bedroom apartments)

I refer to your revised consultation dated 14 December 2010 in respect of the above site.

The development site is situated off a classified highway 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.

Any access on to Chapel Street would require visibility splays of 2.4 x 25m. The revised plans appear to demonstrate that this is achievable,

I recommend any permission include the following conditions:

CONDITIONS

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

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.

ZJ07 **ACCESS SURFACE (5 metres)**
043R 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.

ZJ016 **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 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.

NONSTDC NEW 1. 2. METRE FOOTWAY

050R Prior to first use of the development a 1.2m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

ZJ37 **SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)**
026R
E06N
E07N 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:

- Detailed layout, design, drainage and construction of the proposed new footway

Supplementary Notes

The applicants attention should be drawn to the following supplementary notes; 1, 3, 4, & 5

Infrastructure and Planning Manager