

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0103

Your Ref: P/2011/0103

Date: 09 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O.S Grid Ref: 2980 5410 Cleveland House, Clayton Road, Pentre Broughton

Development: Demolition of existing garage, construction of attached twin garage and workshops below, construction of driveway spaces and associated works.

I refer to your consultation dated 15 February 2011 in respect of the above.

The development site originally formed part of a larger scheme granted planning permission in 2009.

This application seeks permission to revise the existing access and driveway for Cleveland House whilst ensuring that any works are undertaken in accordance with the planning conditions for the larger scheme (P2009/0676).

The area to the front of the driveway is ultimately intended to form part of a footway for the larger scheme and should therefore be constructed to a suitable standard.

Given that visibility and manoeuvrability improvements are being made to the existing driveway I advise you that I do not intend to make any objections to the proposal.

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. |
| 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.

ZJO9 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ37 SUBMISSION OF FURTHER DETAILS

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:

- Part of the proposed footway at the point of access

The scheme as is approved shall be fully implemented 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".

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