

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0703

Your Ref: P/2010/0703

Date: 06 September 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2960 4690 Land between 16 & 26 North Road, Ponciau
Development: Erection of new dwelling.

I refer to your consultation dated 17 August 2010 in respect of the above.

The development site is situated on an unclassified 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.

There is adequate visibility at the proposed point of access to the highway.

Adequate parking and turning facility are proposed.

There is inadequate pedestrian provision in the vicinity of the site.

I recommend any permission include the following conditions:

J28C VISIBILITY SPLAY OF 2.4M X 25M

038R The proposed access to each dwelling shall have a visibility splay of 2.4m x 25m in a northerly direction measured to the centre line of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

J28C VISIBILITY SPLAY OF 2.4M X 33M

038R The proposed access to each dwelling shall have a visibility splay of 2.4m x 33m in a southerly direction measured along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across any access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

043R The proposed access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

J01C PARKING AND MANOEUVRING TO BE KEPT CLEAR

026R The area indicated for vehicular manoeuvring space and parking on the approved drawing shall at all times be kept free of obstruction and be available solely for those purposes.

NONSTD NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

NONSTD R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure

NONSTD CONSTRUCTION OF NEW FOOTWAY

NONSTD R A 2.0 metre wide footway shall be provided on North Road along the full frontage of the site for a distance of approximately 30m to the further approval of the Planning Authority.

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

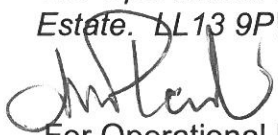
The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

N08N

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the highway authority and confirmed as acceptable BEFORE development commences.

Please contact:

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For Operational Manager Traffic & Transportation