

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0717

Your Ref: P/2009/0717

Date: 17 September 2009

TOWN AND COUNTRY PLANNING ACT 1990. TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: **O. S. Grid Ref: 3030 5520 Land off Furnace Road, Brynbo**

Development: **Outline application for the demolition of existing foundry building and erection of single detached dwelling and garage.**

I refer to your consultation dated 26 August 2009 in respect of the above.

The development site is located on a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 25 mph due to the geometry of the road.

The alignment of the existing access is such that turning into the site from a southerly direction causes manoeuvrability problems. Visibility at the existing access is below recommended standards due to the stone wall just south of the access. The access is surfaced in a loose stone with gates less than 5m from the highway.

If the applicant were to amend the access by removing approximately 5m of the boundary wall and realigning the access to approximately 90 degrees with the highway then I consider that an adequate access to the site can be achieved.

I therefore recommend any permission include the following conditions:
CONDITIONS

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 the access within 5 metres of the boundary of the highway

J12C PROVISION OF VEHICLE PARKING FACILITIES

028R. Vehicle parking and turning facilities shall be provided within the curtilage of the site in accordance with details to be submitted for the further approval of the Local Planning Authority. Such facilities shall be made available prior to implementation of the use(s) hereby permitted and shall thereafter be retained.

NONSTD: VISIBILITY SPLAY OF 2.4M X 33M TO THE SOUTH EAST

038R The proposed access shall have a visibility splay of 2.4m x 33m in a south easterly 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.

NONSTD: VISIBILITY SPLAY OF 2.4M X 15M TO THE NORTH WEST

038R The proposed access shall have a visibility splay of 2.4m x 33m in a north westerly 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.

J20C ACCESS TO THE SITE

039R The siting, design and construction of the means of access to the site shall only be as may be approved in writing by the Local Planning Authority, before development commences.

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".

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For Operational Manager Traffic & Transportation