

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0790

Your Ref: P/2009/0790

Date: 28 October 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2850 4670 Cae Enion Farm, Hall Lane, Rhos

Development: Amended farm entrance, field fencing/gates/boundary walls and ancillary work. Demolition of existing buildings and erection of farm buildings.

I refer to your consultation dated 01 October 2009 in respect of the above.

The site has an existing access on to a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 30 mph due to the geometry of the road.

The existing vehicular access serves 2 existing dwellings and Cae Enion Farm. The access suffers substandard visibility in both directions. The proposed works include improvements to the existing access. Given that there is likely to be a reduced vehicular use of the existing vehicular access any improvements are considered acceptable.

The existing field gate access also serving the site currently suffers substandard visibility, is not adequately surfaced and has a gate immediately adjacent to the highway. There will be potentially a greater use of the existing field gate access and improvements are recommended. The splays indicated on the submitted plans are inadequate. The splays achievable will not be to standard but given that there is an existing access the improvements I recommend are considered acceptable in this instance.

The access width for the first 10m will be adequate for use by tractors and farm vehicles in general to enter and exit the site. The remaining track within the development does not need to be as wide as is proposed and although this is not a highway reason for objection I would suggest that a width of 3m is more than adequate for the proposed use of the site.

The proposals also include substantial drainage works. Concerns were raised with the applicant about the suitability of the proposal to drain the farms fields into the highway system. These concerns were addressed at a site meeting with the

applicant who informed me that the fields have drained into the system for years and showed me the existing pipes entering the highway system.

Most of the fields currently drain into the highway system and the intention is to divert much of it into a pond south of the site and discharge from there into the river (subject to permission from the Environment Agency)

The remaining water will be piped to a holding tank which will in turn be piped to an attenuation pond from where there will be a restricted discharge into the existing highway system.

I have consulted the Councils' Environment department who have confirmed to me their acceptance of the drainage proposals.

The proposed retaining wall across the front boundary of the site will require full Design Certification due to its retained height and proximity to the adopted highway. The retaining wall will not be adopted or maintained by the Highway Authority.

Any alterations to the Public Footpath must be discussed with the Councils' Public Rights of Way officer.

I recommend any permission include the following conditions:

CONDITIONS

NONSTDC VISIBILITY SPLAY OF 2.4M X 33M (FIELD GATE)

NONSTDR The existing field gate access shall have a visibility splay of 2.4m x 33m in both directions measured along 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.

J33C ACCESS HARD SURFACED (FIELD GATE & CAE ENION FARM)

043R The access shall be hard surfaced in a bound material for a distance of 10m behind the highway boundary before the development is brought into use.

NONSTDC NO GATES WITHIN 10 METRES (FIELD GATE)

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 10 metres of the boundary of the highway.

NONSTDC CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS

NONSTDR Development shall only be carried out in strict accordance with the approved plans or with any amendments thereto approved in writing by the Local Planning Authority

NONSTDC SUBMISSION OF FURTHER DETAILS

NONSTDR There shall be no development permitted on site until a scheme showing a detailed layout, design and construction of the retaining wall has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Note to applicant

HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 2, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".
Public Footpath No. 2 crosses the site

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.

The applicant is advised contact the WCBC Environment Department to agree connection to the existing highway drainage system prior to undertaking any further drainage works on site.

Any part of a retaining wall that is more than 1.37m above ground level at the boundary of the highway and within 3.6m of that boundary will require full design certification signed by a Chartered Engineer. The proposed retaining wall along the front boundary of the site will therefore require full Approval in Principle prior to any development commencing on site.


For Operational Manager Traffic & Transportation