

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2020/0046	Your Ref:	P/2020/0046
Date:	6 February 2020		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3134 5530 Land adjacent to Llay Hall Riverside Business Park, off Mold road, Cefn y Bedd

Development: Demolition of derelict building and erection of 4 no semi-detached dwellings

I refer to your consultation dated 29/01/2020 in respect of the above.

The site is located on a private road leading to the Riverside Business Park. The road frontage of the proposed site is in very poor state of repair and would benefit from a scheme of resurfacing.

It appears possible to provide adequate access from the site on to the private road. A new footway is proposed along the site frontage; it would be beneficial if this footway could be linked to the existing footways on Mold Road.

There are two parking spaces proposed for each three bedroom dwelling; a shortfall of 4 spaces on maximum standards. I would prefer to see the maximum parking standards provided for each dwelling as any overspill parking will potentially lead to interference with the free flow of traffic on the private road leading to a number of industrial units served by commercial vehicles.

If you are minded to grant permission then some consideration should be given to providing a vehicle restraint system along A541 Mold Road to ensure that the rear gardens are adequately protected against vehicles accidentally leaving the highway above the site.

I have no objection to the principle of development and would recommend that any permission include the following conditions:

CONDITIONS

ZJ05 ACCESS GRADIENT FOR EACH DWELLING

- 039R** The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).
- ZJO7** **ACCESS SURFACE (5 metres) FOR EACH DWELLING**
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.
- 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.
- ZJ15** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
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 nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R No part of the development shall commence until further details of the proposed vehicular parking for 3 cars per dwelling and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.
- ZJ35** **NEW 2.0 METRE FOOTWAY (LINKING TO EXISTING FOOTWAYS ON**
050R **MOLD ROAD)**
Prior to first use of the development a 2.0m 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**
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:
- The improvements to the road surface of the private road across the full frontage of the site.
 - Footway link across full frontage of site to link to existing footways on Mold Road
 - Vehicle restraint system along Mold Road boundary to the site.
- The scheme as is approved shall be fully implemented prior to commencement of the development.

peter dothman

pm Service Manager Environment