

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0658	Your Ref:	P/2019/0658
Date:	20 September 2019		

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

Location: O. S Grid Ref: 2970 4690 9A Stanley Road, Ponciau

Development: Application for outline planning permission for one detached dwelling on land associated with 9A Stanley Road

I refer to your consultation dated 30 August 2019 in respect of the above.

The development site is located on an unclassified highway subject to a 20mph speed limit for which Welsh government guidelines recommend the provision of visibility splays measuring 2.0 x 25m. It appears possible to achieve these splays from the proposed access.

The horizontal layout of Bernfels Court is quite restrictive. Whilst the road is acceptable for its current use I have concerns that the road would struggle to cope if there were a number of other dwellings accessing on to it. The existing turning head is of adequate size for motor vehicles but is inadequate for anything larger.

Given that this application is for just one dwelling it is difficult to justify a refusal on highway grounds.

I recommend that any permission include the following conditions:

CONDITIONS

**ZJ15
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25metres 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.

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ 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.

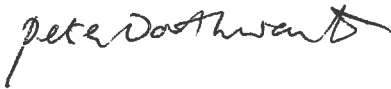
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No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- Detailed layout, design, drainage and construction of the proposed new access

The scheme as is approved shall be fully implemented prior to first use of the development.



M Service Manager Environment