

MEMORANDUM

From:	Service Manager Environment	To:	Head of Planning
Our Ref:	P/2019/0828	Your Ref:	P/2019/0828
Date:	25 November 2019		

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

Location: O. S Grid Ref : Capel Sion Pontfadog

Development: Conversion of former chapel into 2 bed house together with extension to form utility room and new access arrangements.

I refer to your consultation dated 14 November 2019 in respect of the above.

The site is located on a classified highway subject to a 20mph speed limit, although vehicular speed is considered to be no more than 15mph from the south due to the geometry of the road.

From the proposed new access, it is possible to achieve a visibility splay of 2.0 x 17m to the nearside carriageway edge to the south east. This is considered adequate given the geometry of the road, but will require the reduction in height of anything within that splay to no more than 1m above road level.

A splay of 2.0 x 25m is considered acceptable to the north.

The proposed parking area provides adequate space for the parking and turning of vehicles.

I recommend that any permission include the following conditions:

CONDITIONS

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.

ZJO7 ACCESS SURFACE (5 metres)

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.

NO PRIVATE SURFACE WATER RUN OFF

VISIBILITY SPLAYS (NEAR SIDE)

PARKING AND MANOEUVRING TO BE KEPT CLEAR

hp Service Manager Environment