

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0835	Your Ref:	P/2017/0835
Date:	24 November 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2801 4231 Land at Tan y Graig, off High Street, Cefn Mawr

Development: Erection of four dwellings (two bedroom cottage style dwellings in a single terrace)

I refer to your consultation dated 11 October 2017 in respect of the above.

The site is located on an unadopted road less than 100m from the village centre. The roads giving access to the site are generally below current design standards in terms of road width and junction layout. However as there are three alternative routes from which to access the site, it is considered unlikely that the additional traffic generated by four small two bedroom cottages will have a significant detrimental impact on the local highway network.

A passing bay will be provided to help traffic movement along the western access road. It is recommended that the existing unadopted road is surfaced from its junction with the adopted highway Mount Pleasant past the proposed parking area and through to just beyond the new passing bay.

Adequate off road parking space is provided within site for the proposed development and I understand that additional spaces are provided for the existing dwellings at 5 & 6 Tan y Graig.

It is important that the development does not impact on the structural stability of the retaining wall supporting Mount Pleasant. A

I recommend that any permission includes the following conditions:

CONDITIONS

**ZJ016
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS *FROM CAR PARK*

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 15 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway.

The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

**ZJ22
035R**

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.

**ZJ37
026R
E06N
E07N**

SUBMISSION OF FURTHER DETAILS

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:

- 1) Detailed layout, design, drainage and construction of the proposed surface improvement along Tan Y Graig between Mount Pleasant and the new passing bay.
- 2) Passing bay,

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

**ZJ41
026R**

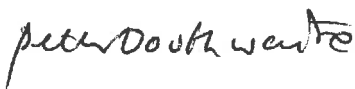
GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@.

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.



Service Manager Environment