

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0249	Your Ref:	P/2019/0249
Date:	19 August 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2898 4324 Land at Glaslyn, Plas Madoc, Acrefair

Development: Erection of 2 no. 5 bed bungalows and all associated car parking, landscaping and highway works

I refer to your revised consultation dated 29 July 2019 in respect of the above.

The site is located on an unclassified highway within an existing housing estate.

The car parking spaces for the proposed dwellings are considered acceptable.

I note comments from local residents about the lack of parking locally and given the size of the plot, wonder if the scheme has considered enhancing parking provision for the existing residents.

There is a publicly adopted footway passing through the site; the path became adopted highway under the Gulliksen ruling some 10 years ago.

The public footway will therefore need to be stopped up under Section 247 of the TACP Act. There are readily accessible alternative routes within a few metres of the footway and we would not therefore object to the land being stopped up as highway.

I recommend any permission include the following conditions:

CONDITIONS

**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. @@@.

**ZJO7
043R**

ACCESS SURFACE (5 metres)

Prior to first use of the vehicular access (es) hereby approved, the access (es) shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

**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 2.0 metres x 25 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.

**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 (INTERNAL ESTATE)

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 new footway

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

NONSTD STOPPING UP OF HIGHWAY

NONSTD There shall be no development permitted on site until the highway land within the development site has been formerly stopped up to the satisfaction of the Local Planning Authority

peter. duthwaite

hr Service Manager Environment