

MEMORANDUM

From: Service Manager Environment

To: Head of Environment & Planning

Our Ref: P/2018/0759

Your Ref: P/2018/0759

Date: 25 March 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2569 5240 Land East of Maesteg, Gwynfryn

Development: Application for approval of details reserved by condition imposed under planning permission P/2015/0613

Condition 5: Submission of a hard and soft landscaping scheme

Condition 14: Submission of the detailed layout, drainage, design and construction of the proposed new footway / carriageway, and

Condition 18: Submission of a perimeter and internal boundary treatment scheme

I refer to your consultation dated 10 October 2018 in respect of the above.

Condition 5: Submission of a hard and soft landscaping scheme

The landscaping scheme appears acceptable but some confirmation is required that all planting / grass will be maintained along the visibility splays at the site access.

It is also considered necessary for the planting area at the Ffordd Isaf and Allt y Pentref to be kept low so as to ensure intervisibility for vehicles travelling along these roads.

At a recent site visit it was noted that the developer have placed large rocks on the new embankment which in my opinion are at risk of falling into the road and causing an accident. There are also a few areas of the embankment and at the access to the planting area at the junction that have loose MOT stone which can cause damage to cars and could potentially be picked up and thrown.

I would be willing to discharge this condition when the rocks and stone have been removed from the embankment and adjacent carriageway.

Condition 14: Submission of the detailed layout, drainage, design and construction of the proposed new footway / carriageway

The submitted details are acceptable and the condition can be discharged.

Condition 18: Submission of a perimeter and internal boundary treatment scheme

Given the location of the new wooden boundary fence on Allt y Pentref visibility from the Ffordd Isaf junction is currently 2.4m x 33m to the centre line of the road. This is concurrent with a 25mph speed. I am satisfied that this level of visibility is acceptable for this junction given the geometry of the road; and also because the highway authority previously had no control over visibility at this junction.

It is important that this visibility is maintained so any proposed boundary treatment must ensure that there is no obstruction to visibility.

It was noted on site that the fence line now erected at the top junction is such that the posts affect visibility.

I would be willing to discharge this condition when the fence line has been set back to ensure the visibility is maximised.

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Service Manager Environment