

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0646	Your Ref:	P/2019/0646
Date:	12 September 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3289 5608 Imrose, Aerial Road, Llay Industrial Estate

Development: Proposed re-model of existing industrial unit with formation of new access point

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

Aerial Road on the Llay industrial estate is an unadopted road under of the Council Assets department and they should be consulted in respect of their land ownership.

The application seeks to remodel the existing building which was recently damaged by fire. There is no change to the existing parking provision at the site.

The proposed new access affords adequate visibility on to Aerial Road. A suitably worded condition should ensure that the access is constructed with a radius kerb similar in design to every other access on the Llay industrial estate.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

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Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 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 PARKING AND MANOEUVRING TO BE KEPT CLEAR

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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.

NIONSTDC SUBMISSION OF FURTHER DETAILS

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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.



Service Manager Environment