

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0147	Your Ref:	P/2019/0147
Date:	13 March 2019		

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

Location: O. S Grid Ref: 2915 4637 Land adjacent to 1 Beech Avenue, Rhos
Development: Demolition of existing garage and replacement with a detached dwelling

I refer to your consultation dated 28 February 2019 in respect of the above.

The site is located on an unclassified road within a 20 mph speed limit. According to the application the site has shared vehicular access rights over the driveway to the north of the site. Visibility at the driveway is below Welsh government guidelines.

There is an existing garage on site which is set back only 1.5m from the edge of Beech Avenue; current standards recommend garages are set back 5.5m from the edge of carriageway. The application proposes to remove the garage and replace it with a single dwelling. The removal of the garage is of clear benefit to the highway.

Adequate off road parking and turning can be provided to the rear of the site.

In order to improve visibility from the private access drive on to Beech Avenue, I would recommend that the dwelling is constructed 2m behind the road edge. This will maximise visibility in a southerly direction.

I recommend that any permission include the following conditions

CONDITIONS

NONSTDC MAXIMISING VISIBILITY (2.0m setback)

038R

Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.0 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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.

Peter Dosthewant

PD Service Manager Environment