

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0629	Your Ref:	P/2019/0629
Date:	10 September 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2609 5308 Bryn Awen, Fronheulog Hill, Bwlchgwyn

Development: Construction of new access, alteration to existing access, construction of driveway and hardstanding /parking area (in retrospect) on land adjacent to Bryn Awen

I refer to your consultation dated 20 August 2019 in respect of the above.

The development site is situated on a classified highway subject to a 30mph speed limit across the front boundary of the site, for which Welsh Government guidelines recommend the provision of visibility splays measuring 2.4 x 43m in both directions.

The existing access provides off road parking for only one vehicle and visibility from the access is severely substandard in both directions.

Visibility from the proposed access is more than adequate to the south west. To the north east visibility is approximately 2.4 x 33m to the centre line of the road. Whilst this is below standard it is a significant improvement on the existing situation and will also provide the benefit of extra off road car parking and turning facility.

The applicant has widened an existing pedestrian access immediately adjacent to the dwelling. The access is now wide enough for use by vehicles; as visibility at this access is substandard it is essential that the access is restricted solely to pedestrian use.

I note that the applicant has now installed a fixed central barrier to prevent its use by vehicles.

I recommend that any permission include the following conditions:

CONDITIONS

NONSTDC NO ACCESS

026R

There shall be no means of vehicular access to the development from the pedestrian access immediately adjacent to the south west of the existing dwelling.

**ZJ21
038R**

MAXIMISING VISIBILITY

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 2.4 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.

**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.

**ZJO7
043R**

ACCESS SURFACE (5 metres)

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

**ZJO9
033R**

NO GATES

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

**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.

pete dothwaite

LM Service Manager Environment