

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0627	Your Ref:	P/2019/0627
Date:	10 September 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2750 5229 Gwylfa, Ruthin Road, Bwlchgwyn

Development: Outline planning application to erect 1 no. four bed detached house with double garage

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 for which Welsh Government guidelines recommend the provision of visibility splays measuring 2.4 x 43m to the nearside edge in both directions.

It is possible to achieve these splays from the proposed access location.

There is adequate space within the curtilage of the site to provide adequate off road parking and turning facility.

I recommend that any permission include the following conditions:

CONDITIONS

ZJO7 ACCESS SURFACE (5 metres)

043R 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 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within @@ metres of the highway boundary.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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.

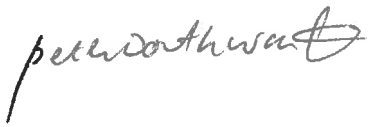
**ZJ46
026R**

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.

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.



 Service Manager Environment