

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0380	Your Ref:	P/2019/0380
Date:	21 May 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2950 4690 Site of former Hope View, Hand Lane, Ponciau

Development: Application for approval of reserved matters pursuant to outline planning permission/2015/0340 – layout, scale, appearance and landscaping (3 no. detached dwellings and 1 no. pair of semi-detached dwellings and access

I refer to your consultation dated 21 May 2015 in respect of the above.

The site is located on an unclassified highway where vehicular speeds are considered to be no more than 15 mph due to the geometry of the road. The road is narrow and does not permit the simultaneous passage of vehicles for much of its length.

The site has an existing planning permission for 5 dwellings

I recommend any permission include the following conditions:

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R 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.

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@.

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.

NOTES

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

Peter Orkwaite

W Service Manager Environment