

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0355	Your Ref:	P//2019/0355
Date:	7 June 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3270 3520 Land west of Eversley Court, Minera

Development: Residential development for 9 no. detached dwellings with associated means of access and landscaping

The site is located at the end of a hammerhead on an unclassified highway (Eversley Court) within a 30 mph speed limit.

Eversley Court is 5.5m wide; the Councils minimum standard for adoptable highways states that a 5.5m carriageway width is adequate to cater for between 25 and 150 dwellings.

The addition of a further 9 dwellings on to the existing 37 would therefore fall well within feasible capacity for the unclassified highway.

The site has an existing outline planning permission for 8 dwellings (P/2015/0356)

Visibility at the access from Eversley Court on to Vicarage Hill is concurrent with Welsh government recommendations.

The footways and public footpath links from Eversley Court are adequate to get pedestrians safely to the local Play area off Church Road and on to Vicarage Hill. However the footway provision on Vicarage Hill is substandard. Vicarage Hill is the main route to the local school on Minera Hall Road and in order to support this application it is considered that improvements to pedestrian provision are required.

A scheme of potential improvement has been identified adjacent to no. 44 Mwyn Ffordd. This property is currently within Council ownership and it would appear possible to utilise a small area of the garden along with the existing highway verge to construct a footway. The provision of this improvement would allow a safer pedestrian route to be established from the new development, along Mwyn Ffordd and Trem y Mynydd to Minera School and would be beneficial to highway safety.

I have received confirmation from the Housing Department that they would be willing to allow the developer to undertake the works required to provide a 1.2m wide footway and boundary wall.

I recommend that any permission include the following conditions:

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.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R

E06N

E07N 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:

- 1) Detailed layout, design, drainage and construction of the proposed new footway / carriageway,
- 2) Detailed layout, design, drainage and construction of the proposed new footway / boundary wall adjacent to 44 Mwyn Ffordd

The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

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.

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Service Manager Environment