

# MEMORANDUM

---

|                 |                             |                  |                                              |
|-----------------|-----------------------------|------------------|----------------------------------------------|
| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | P/2019/0121                 | <b>Your Ref:</b> | P/2019/0121                                  |
| <b>Date:</b>    | 13 March 2019               |                  |                                              |

---

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

**Location:** O. S Grid Ref: 2745 5209 Station House, Old Road, Minera

**Development:** Erection of agricultural workers dwelling

I refer to your consultation dated 19 February 2019 in respect of the above.

The development site is located on a busy classified highway subject to a 30mph speed limit.

The existing field gate access is at the junction of the A525 slip road onto the B5430 Old Road Minera.

The slip road is one way in a northerly direction meaning that vehicles only pass the access from the south. Adequate visibility is achievable in the southerly direction.

If you are minded to support the application I would recommend that a sign is erected opposite the access to highlight the direction of travel along the one way stretch of the B5430 slip road.

I recommend that any permission include the following conditions:

## CONDITIONS

- |                      |                                                                                                                                                                                                                                                    |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ZJO8<br/>043R</b> | <b>ACCESS SURFACE (10metres)</b><br>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 10 metres behind the adjoining highway. |
| <b>ZJO9<br/>033R</b> | <b>NO GATES</b><br>There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.                                                                                                 |

**ZJ11  
039R**

**ACCESS WIDTH**

The vehicular access hereby approved shall be a minimum width of 4.5 metres.

**NONSTDC  
038R**

**VISIBILITY SPLAY IN ONE DIRECTION**

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in a southerly direction 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.

**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.

**NONSTDC  
026R  
E06N  
E07N**

**SUBMISSION OF FURTHER DETAILS**

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) Erection of one way directional sign

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

**ZJ45  
026R**

**CONSTRUCTION TRAFFIC MANAGEMENT PLAN**

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  
026R**

**NO PRIVATE SURFACE WATER RUN OFF**

No private surface water run off shall be permitted to flow from the e 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 O'Connor*

*W*

Service Manager Environment