

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2017/0583 **Your Ref:** P/2017/0583

Date: 16 August 2017

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

Location: O. S Grid Ref: 2679 5201 Land North of Pen y Nant, Church Road, Mlnera
Development: Construction of access track associated with long term maintenance of combined sewer overflow

I refer to your consultation dated 14 July 2017 in respect of the above.

The site is served by an existing substandard access on to Church Road. Visibility is restricted by the trees either side of the access.

It was agreed at preliminary site meetings that the trees should be retained as far as possible as this is within a conservation area. So whilst the access is to be marginally improved, adequate visibility will still not be achievable.

It is therefore recommended that any maintenance work at the site is undertaken using a traffic management plan to be further agreed with the Highway Authority. This will permit safe access and egress into the site without the need to remove a significant amount of trees.

I recommend that any permission includes the following conditions:

CONDITIONS

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. 4591 S 207 ARP BG DR CD 00001

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking and traffic management has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

pete d'athwaite
Service Manager Environment