

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0832	Your Ref:	P/2018/0832
Date:	19 February 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2340 3819 Land to the rear of Smithy Cottage and Seion Chapel, Penybryn Hill, Pontfadog

Development: Residential development (6 no. affordable houses) and new access

I refer to the revised consultation dated 15 February 2019 in respect of the above.

The proposed development site is located on a classified highway subject to a 20mph speed limit. The road is generally narrow and does not permit the simultaneous passage of vehicles. Some provision is made for pedestrians although the footway is below 1m wide.

A speed survey undertaken at the site revealed traffic speeds of 17mph from the south and 16 mph from the north for which, once adjusted for wet weather conditions, Welsh government guidelines recommends visibility splays measuring 17m and 16m respectively. The submitted plans show that these splays are achievable, either within the highway or in land under the applicant's control.

The plans demonstrate an intention to increase the road width across the full site frontage by setting the boundary wall back. A new 1.4m wide footway will be constructed across the full frontage of the site. The proposed access road into the site is 5m wide which is considered acceptable. Adequate width is provided within the site to enable vehicles to manoeuvre into and out of the parking spaces.

Although the road is below current design standards in terms of width and pedestrian provision, the proposed construction of 6 dwellings is likely to generate only 5 peak hour trips; i.e an additional 1 vehicle every 12 minutes on average. The construction of a new footway enhances pedestrian provision in the area.

I recommend that any permission include the following conditions:

CONDITIONS

**ZJ10
039R
E05NA**

ACCESS APPROVED AS PART OF APPLICATION

Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. P -02 revision J. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). P -02 revision J 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
050R**

NEW 1.4 METRE FOOTWAY

Prior to first use of the development a 1.4m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

**ZJ37
026R
E06N
E07N**

SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

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

Peter Douthwaite

MD Service Manager Environment