

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0061	Your Ref:	P/2018/0061
Date:	9 February 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2185 3778 Erwallo Uchaf, Dolywern, Pontfadog

Development: Erection of replacement dwelling

I refer to your consultation dated 30 January 2018 in respect of the above.

The site is located on an unclassified highway subject only to the national speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road.

The existing dwelling abuts the highway and restricts forward visibility along the highway. The lack of forward visibility ensures traffic speeds are kept low which is beneficial to highway safety given the geometry of the roads and the gradient of the land to the west of the site.

The gable end of the house itself appears to act as a retaining structure to support the adjacent highway. It is imperative that the supporting road structure is retained. A parapet is also required above the road level to ensure to act as a road restraint to prevent vehicles leaving the highway.

I recommend that any permission include the following conditions:

CONDITIONS

NONSTDC SUBMISSION OF FURTHER DETAILS

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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) Retaining structure

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

NOTE TO APPLICANT

You are advised to contact WCBC Structures Engineer Roger Davies on 01978 729736 prior to undertaking any works on the site.

peterdorthwaite

W Service Manager Environment