

MEMORANDUM

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

Our Ref: P/2017/0598 **Your Ref:** P/2017/0598

Date: 15 August 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2932 4629 Land to the rear of 17 Queen Street, Rhos

Development: Erection of two stotey detached dwelling (to be accessed off Duke Street)

I refer to your consultation dated 18 July 2017 in respect of the above.

The proposed access is located on an unadopted highway within a 20mph speed limit for which Welsh Government guidelines recommend splays of 2.4 x 25m in both directions. Visibility at the access on to Duke Road is acceptable.

The road currently serves as access to approximately 10 dwellings. It is Council policy to allow only 5 dwellings off an unadopted road. This is because above 5 dwellings it is considered that the volume of traffic will be such as to give rise to additional danger to pedestrians and road users generally.

However a site adjacent to this was granted planning permission in 2004 (P/2004/0212); contrary to officer recommendation and to Council policy at the time.

Given that the planning committee granted planning permission to a site less than 50m from the proposed site it may difficult to justify a refusal on the grounds that the road is unadopted.

A similar application (P/2016/0326) was also granted planning permission as recently as February 2017 at Welsh Government appeal.

I recommend that any permission include the following conditions:

CONDITIONS

NONSTDC VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 15 metres in both directions

measured to the nearside edge of the adjoining unadopted 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.

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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.

Peter Duthwaite

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