

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0076	Your Ref:	P/2019/0076
Date:	8 March 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2733 5230 Pen y Palmant Farm, Old Road, Minera

Development: Closure of existing field gateway access and formation of new field gateway access from field north of Pen y Palmant farm onto Old Road

I refer to your consultation dated 06 February 2019 in respect of the above.

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

Visibility at the new access is below Welsh government guidelines and I would not normally support such a proposal.

However visibility at the existing field access is also well below welsh government guidelines. Subject to the existing access being permanently closed to vehicular traffic then there should be no detriment to highway safety in this instance.

I recommend that any permission include the following conditions:

CONDITIONS

- | | |
|----------------------|---|
| ZJO7
043R | ACCESS SURFACE (5 metres)
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 5 metres behind the adjoining highway. |
| ZJO2
026R | ACCESS TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS
The existing vehicular access as shown on approved plan no. @@@ shall be permanently closed up prior to first use of the new vehicular access hereby approved. |

ZJ46
026R

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site 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 oasthouse

nn Service Manager Environment