

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0976	Your Ref:	P/2017/0976
Date:	10 January 2018		

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

Location: O. S Grid Ref: 3059 5390 Tyn y Cwm, Pendwll Road, Moss Hill, Moss
Development: Application for outline planning permission to erect 1 no. detached split level house and detached double garage.

I refer to your consultation dated 12 December 2017 in respect of the above.

The site is located on an unclassified highway (Cerney Road) subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20 mph due to the geometry of the road; for which Welsh Government guidelines recommend visibility splays measuring 2.4 x 25m in both directions.

It is possible to provide these splays from the proposed access but it will require the reduction in height of the existing stone boundary wall to the north of the access and the wooden close boarded fence to the south.

As garages do not count toward parking provision, there is off road parking provided for just two vehicles, which may result in vehicles parking on the highway. Some consideration should be given to removing the proposed garage and using the space to provide an additional parking area.

It is recommended that a 25mm kerb face is constructed along the new site access to ensure that highway surface water does not flow down the new access.

It is recommended that the whole of the remaining front boundary wall is reduced to below 1m to ensure adequate visibility is provided for pedestrians leaving the front garden path.

There is a street name plate currently attached to the boundary fence – this should be erected in a location to be further agreed with the Highway Authority.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining 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.

ZJO7 ACCESS SURFACE (5 metres)

043R 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.

ZJO9 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

NONSTDC KERB EDGE

050R Prior to first use of the development a kerbed edge shall be constructed along the access frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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.

NONSTDC STREET NAME PLATE

026R The existing street name plate currently attached to the boundary fence shall be erected in a location to be further agreed with the Highway Authority.

NONSTDC BOUNDARY WALL

026R The front boundary wall shall be no more than 1m in height above the level of the nearside edge of the adjoining highway

NOTES

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

Peter Bartholomew

Service Manager Environment

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