

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0036	Your Ref:	P/2018/0036
Date:	9 February 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2009 3723 Paddocks opposite Cambrian Terrace, Nantyr Road, Glynceiriog

Development: Application for outline planning permission to erect 2 no. three bedroom bungalows (All matters reserved)

I refer to your consultation dated 24 January 2018 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road.

It appears possible to provide adequate visibility splays on to the highway although this may lead to the loss of some trees / hedges along the front boundary.

Given the gradient of the land it is unclear how adequate off road parking space can be provided; this can be dealt with by an appropriate condition.

Nantyr Road itself is fairly narrow and has no provision for pedestrians; the alignment of its junction with the B4500 Llanarmon Road is below current design standards. I would not wish to support any significant increase in traffic generation along the highway. However given that the proposed application is for just two dwellings it is considered that there would be no significant detriment to highway safety in the vicinity of the site.

I recommend that any permission include the following conditions:

CONDITIONS

**ZJ15
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33metres 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.

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.

Peter Daulton

kn Service Manager Environment