

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0951	Your Ref:	P/2017/0951
Date:	30 November 2017		

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

Location: O. S Grid Ref: 3404 5530 1 Cae Pentre, Singrett Hill, Llay
Development: Demolition of existing workshop and application for outline planning permission to erect 1 no. detached dwelling (with all matters reserved)

I refer to your consultation dated 20 November 2017 in respect of the above.

The site is located on a classified highway subject to a 40mph speed limit for which Welsh Government guidelines recommend visibility splays of 2.4 x 120m in both directions. Visibility at the existing access is severely substandard measuring approximately 2.4 x 10m. Given the speed of passing traffic, the access is considered to be very dangerous.

It is possible to achieve significant visibility improvements by altering the existing front boundary wall south of the existing access; by either reducing the height of the front boundary wall to below 0.6m or by setting the wall back behind the line of the visibility splay, it is possible to achieve a visibility splay of 2.4 x 120m in a southerly direction. This would permit vehicles leaving the site to edge forward in order to gain adequate visibility in a northerly direction. Visibility to the north cannot be significantly improved without involving land in third party ownership.

The proposed driveway layout is not considered appropriate as it results in the existing turning facilities being removed which would result in vehicles having to reverse out on to the highway. There is more than adequate space on site to provide adequate parking and turning facilities for both the existing and the proposed dwellings in accordance with the maximum standards of LPGN 16.

I would recommend that any permission include the following conditions

CONDITIONS

ZJO9 033R	NO GATES There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the
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NONSTDC VISIBILITY SPLAY (NEAR SIDE)

038R

Prior to first use of the development hereby approved the vehicular access shall provide a visibility splay of 2.4 metres x 120 metres to the south measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splay shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ23

035R

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

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.

Pete Douthett

as Service Manager Environment