

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0321	Your Ref:	P/2017/0321
Date:	9 May 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2824 4521 13 Hall Street, Penycae

Development: Construction of new vehicular access and parking space for 1 no. car

I refer to your consultation dated 27 April 2017 in respect of the above.

The site is located on a classified highway subject to a 30mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road; for which Welsh government guidelines recommend visibility splays of 2.4 x 25m

It is not possible to provide these visibility splays in land under the applicant's control.

Any new access on a classified highway normally requires an off road turning facility to ensure that vehicles can enter and leave the site in a forward gear. The limited width of the frontage of the proposed access does not allow an off road turning facility to be constructed. Given the lack of visibility and off road turning facility I would normally recommend that the application is refused.

However, there are a significant number of other dwellings in close proximity to the site which have driveways that do not provide adequate visibility on to Hall Street and which do not provide an off road turning facility.

Given that there are so many driveways with similar shortcomings so close to the site, it is considered that an objection is unjustifiable in this instance.

The proposed access arrangement is considered acceptable as it should prevent any gravel or surface water from spilling on to the highway.

I therefore recommend that any permission include the following conditions:

CONDITIONS

ZJ21 038R	MAXIMISING VISIBILITY Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance
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of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

**ZJO9
033R**

NO GATES

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

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on the approved drawing 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 Doonan

PM

Service Manager Environment