

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0466	Your Ref:	P/2017/0466
Date:	30 June 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3250 3430 Adjoining and South of 1 and 2 Bryn Celyn, Garth Trevor Road, Garth

Development: Outline application for residential development (5 detached dwellings and garages) and construction of new access and internal driveway

I refer to your consultation dated 15 June 2017 in respect of the above site

The development site is located on the Garth Trevor Road, a classified highway subject to a 30mph speed limit for which Welsh Government guidelines recommend a visibility splay of 2.4 x 43m in both directions.

The proposed access provides adequate visibility on to the highway.

The access will be constructed to a suitable standard with adequate width and kerb radii allowing good manoeuvrability in and out of the site

I would recommend that a footway is constructed west of the existing boundary wall to allow safe access on to the main road for the whole of the new site.

The site already benefits from planning permission for 9 dwellings. This proposal reduces the number of dwellings on site to 5 and there is therefore no justifiable reason to object on highway grounds.

I recommend that any permission include the following conditions:

CONDITIONS

**ZJO8
043R ACCESS SURFACE (10metres)**

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.

**ZJ09
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

**ZJ11
039R**

ACCESS WIDTH

The vehicular access hereby approved shall be a minimum width of 4.8m metres.

**ZJ15
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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.

**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.

**ZJ45
026R**

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

**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.

**NONSTDC
050R**

NEW 1.5M WIDE FOOTWAY

Prior to first use of the development a 1.5 wide footway shall be constructed within the curtilage of the site in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Peter Downes

Service Manager Environment