

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0506	Your Ref:	P/2017/0506
Date:	30 June 2017		

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

Location: O. S Grid Ref: 2884 4720 Land North of Maes Y Gornel, Llwyn Einion Road, Rhos
Development: Construction of new agricultural access point into paddock and block up of existing access.

I refer to your consultation dated 26 June 2017 in respect of the above.

The site is located on a classified highway subject to a 20mph speed limit for which Welsh Government guidelines recommends splays measuring 2.4 x 25m.

Visibility at the existing access is substandard in the northerly direction. This access is to be blocked up to prevent further usage.

Visibility at the proposed access meets the recommended standards

I recommend that any permission include the following conditions:

CONDITION

- | | |
|----------------------|---|
| ZJ02
026R | ACCESS TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS
The existing vehicular access as shown on approved plan no. @@@ shall be permanently closed up prior to first use of the new vehicular access hereby approved. |
| ZJO7
043R | ACCESS SURFACE (5 metres)
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. |
| 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 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.

Peter Oathwaite

PM

Service Manager Environment