

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0300	Your Ref:	P/2017/02300
Date:	28 April 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3072 5328 Land South of 3 and 4 Castletown Road, Moss

Development: Erection of 1 dwelling and construction of new vehicular and pedestrian access

I refer to your revised consultation dated 18 April 2017 in respect of the above.

The development site is located on a classified highway subject to a 30mph speed limit although vehicular speed is considered to be less than this due to the geometry of the road.

From the north vehicles are considered to be travelling at no more than 25 mph for which Welsh Government guidelines recommend the provision of a visibility splay measuring 2.4 x 33m.

From the south vehicular speed is considered likely to be no more than 20 mph which Welsh Government guidelines recommend the provision of a visibility splay measuring 2.4 x 25m.

Providing that the front boundary walls are kept below 1m in height then these splays are achievable from the proposed access location.

The addition of a single additional dwelling is not considered to detrimentally impact on the highway capacity of Castletown Road.

The proposed dwelling is 5 bedroom for which LPGN 16 recommends the provision of 4 parking spaces. The parking area demonstrated on the submitted plan is of adequate size to park four vehicles; and enable them to turn and leave the site in a forward direction.

The revised plan indicates that Castletown Road will be widened by more than 1.2m across most of the site frontage. This will permit the simultaneous passage of vehicles and enhance the free flow of traffic along Castletown Road.

The access has been widened to 4m to allow for greater manoeuvrability in to and out of the site.

Any retaining wall greater than 1.35m in height and within 3.66m of the highway requires Approval in Principle from a suitably qualified structural engineer.

The site is steeply banked and will require substantial earthworks to accommodate a dwelling. If planning permission is granted a geotechnical report should be submitted to assess the stability of the slopes and any proposed retaining structures prior to any works commencing on site.

A significant number of trees have been removed from the site already but their roots are still in situ. I can only presume that removal of these roots will cause serious issues with the structural integrity of the existing public footpath to the rear of the site.

I recommend that any permission include the following conditions:

CONDITIONS

- | | |
|----------------------------------|---|
| ZJ017
038R | VISIBILITY SPLAYS (NEAR SIDE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the north and 2.4 metres x 25 metres to the south 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility. |
| 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. |
| 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. |
| 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. |
| 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
026R
E06N | SUBMISSION OF FURTHER DETAILS |

E07N

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- Detailed layout, design, drainage and construction of the proposed road widening.
- A full geotechnical report which includes an investigation and an assessment of the stability of slopes and structures to be constructed within the site.

The scheme as is approved shall be fully implemented prior to first use of the development.

NOTES**E03N WORKS WITHIN THE HIGHWAY**

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

NONSTD CONSTRUCTION OF ROAD WIDENING

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a road widening intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences.

Peter Donohue

PS Service Manager Environment

