

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0992	Your Ref:	P/2016/0992
Date:	15 February 2017		

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

Location: O. S Grid Ref: 2823 4392 Glenwyn Boarding Kennels, Delph Road, Acrefair
Development: Demolition of existing kennel and cattery buildings and removal of static caravan (office), outline application to erect 1 pair of semi detached dwellings and 2 no. detached dwelling and alteration to layout of existing driveway access

I refer to your revised consultation dated 14 February 2016 in respect of the above.

The existing site consists of two separate accesses to serve the kennels and the existing dwelling; although only one of the accesses appears to be in regular use. Visibility at both existing accesses is considered acceptable for the prevailing speed of traffic along Delph Road.

Although the proposal amends the location of these accesses slightly, visibility is still considered to be acceptable.

The access serving the four dwellings needs to be of adequate width (4.8m) to allow two cars to pass; this can be secured by condition.

Parking provision is concurrent with LPGN 16 Maximum standards.

I 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 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.

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ 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.

**ZJ11
039R**

ACCESS WIDTH (NORTHERLY ACCESS)

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

Peter Norrman

W Service Manager Environment