

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0827	Your Ref:	P/2016/0827
Date:	14 October 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3250 5600 Land adjoining and east of 1 Bramble Court, Llay
Development: Erection of 1 detached dwelling

I refer to the revised consultation dated 11 October 2016 in respect of the above.

The site is located off an unadopted road that was granted planning permission in 2003. The road already serves 7 dwellings; it is current Council policy that no more than 5 dwellings should be served off a private drive.

However the recently published Manual for Streets suggests that it is possible for streets to remain private as long as a properly constituted body with defined legal responsibilities is established to maintain the street to the common benefit of the residents in perpetuity.

The proposed dwelling provides adequate off road parking.

When the original 6 dwellings were constructed the access over the adopted footway was never finalised and it is therefore considered that there should be no further development until remedial works to the highway have been undertaken.

I recommend any permission include the following conditions;

CONDITIONS

**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.

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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.

**NONSTD
NONSTDR**

SUBMISSION OF FURTHER DETAILS

There shall be no development permitted on site until a scheme of footway and access improvements has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

**NONSTD
NONSTDR**

PRIVATE MANAGEMENT COMPANY

The private drive shall be maintained in perpetuity by a Private Management Company.

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.



Service Manager Environment