

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0698	Your Ref:	P/2015/0698
Date:	22 October 2015		

Location: O. S Grid Ref: 3270 3420 Former Bank, Crane Street, Cefn Mawr
Development: Erection of 3 no three bedroom terraced houses and 1 no detached three bedroom house

I refer to your consultation dated 21 September 2015 in respect of the above.

The development site has two existing accesses on to the classified highway Crane Street subject to a 30 mph speed limit although vehicular speed is considered to be no greater than 20 mph due the geometry of the road.

It is proposed to prevent vehicular access on the shared driveway next to the medical centre; all traffic will use the access on to The Crane.
Planning permission was granted on this site in 2008.

The proposed parking arrangement does not permit adequate manouevrability within the site. I attach a plan of a parking arrangement which is considered appropriate.

Parking is marginally below the maximum standards in LPGN 16. However this is a highly sustainable site in the centre of the village. A similar level of parking was supported by the planning committee on the 2008 application.

If the applicant is willing to alter the layout as shown on the attached plan then I would be willing to support the application.

I recommend that any permission include the following conditions

CONDITIONS

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.
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**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.

**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.

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R 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.

**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.

Peter O'Connell

PM Service Manager Environment