

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0880	Your Ref:	P/2015/0880
Date:	17 December 2015		

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

Location: O. S Grid Ref: 3279 3452 land east of 5 Chapel Street, Penycae
Development: Erection of dwelling.

I refer to your consultation dated 24 November 2015 in respect of the above.

The site is located on a classified highway subject to a 20mph speed limit.
There is an existing access into the site which provides substandard visibility on to the highway.

It is possible to achieve much improved visibility at the access by reducing in height to below 1m all obstructions along the front boundary. Whilst this will not meet visibility standards it still provides a significant improvement on the existing access.

Adequate off road parking and turning is provided within the curtilage of the site.

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. |
| 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. |
| 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.

**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.



1/11

Service Manager Environment