

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well Being
and Development

Our Ref: P/2016/0326

Your Ref: P/2016/0326

Date: 16 November 2016

Town and Country Planning Act 1990

Section 78 Appeal at Isfryn, 5 Queen Street, Rhos

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of that response is attached for your information.

Peter Williams

Service Manager Environment

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MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0326	Your Ref:	P/2016/0326
Date:	20 April 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2932 4629 Isfryn, 5 Queen Street, Rhos

Development: Outline application for residential development (1 no.) dwell;ing) ith associated parking and garage on land to the rear of Isfryn with access via Duke Street

I refer to your consultation dated 12 April 2016 in respect of the above.

The proposed access is located on an unadopted highway within a 20mph speed limit for which Welsh Government guidelines recommend splays of 2.4 x 25m in both directions. Visibility at the access on to Duke Road is acceptable.

The road currently serves as access to approximately 10 dwellings. It is Council policy to allow only 5 dwellings off an unadopted road. This is because above 5 dwellings it is considered that the volume of traffic will be such as to give rise to additional danger to pedestrians and road users generally.

However a site adjacent to this was granted planning permission in 2004 (P/2004/0212), contrary to officer recommendation and to Council policy at the time.

Given that the planning committee granted planning permission to a site less than 10m from the proposed site it may difficult to justify a refusal on the grounds that the road is unadopted.

There is a public footpath immediately east of the proposed access.

If you are minded to support the application I recommend that any permission include the following conditions:

CONDITIONS

**ZJ15
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 15 metres in both directions

measured to the nearside edge of the adjoining unadopted 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.

ZJO7

ACCESS SURFACE (5 metres)

043R

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 unadopted highway.

ZJ46

NO PRIVATE SURFACE WATER RUN OFF

026R

No private surface water run off shall be permitted to flow from the development site onto the adjoining unadopted 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.



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Service Manager Environment