

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0809	Your Ref:	P/2016/0809
Date:	15 December 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3128 4875 Land to the South West of the Old Black Horse Public House, High Street, Rhostyllen

Development: Outline application for residential development (3 no. dwellings)

I refer to your revised consultation dated 1 December 2016 in respect of the above.

The development site is located with two existing accesses on to High Street, a classified highway subject to a 30 mph speed limit for which Welsh government guidelines recommend visibility splays measuring 2.4 x 43m in both directions.

A vehicular speed survey has determined 85th percentile wet weather speeds of 19.4 eastbound and 23.4 westbound; for which Welsh Government guidelines require 2.4 x 24m to the west and 2.4 x 31m to the east. Visibility from the eastern access more than meets the required visibility.

The proposed closing up of the existing western access, which suffers from substandard visibility, ensures that all vehicles must leave the site from the safer eastern access.

All proposed parking areas within the proposed pub car park and the proposed development are confirmed as being adequately sized and spaced for turning of a motor car.

Forward visibility on the private road is 13m which is equivalent to a 12mph speed – adequate for the speed of traffic using this private driveway.

The swept path analysis appears shows that the dray vehicle can access the site if there are no vehicles parked in a couple of the pub car parking spaces. This would have to be managed under a delivery management plan as has been accepted by Welsh Government inspectors at previous appeals.

The swept path shows that dray vehicles leaving the site can only do so by performing a three point turning manoeuvre. The Welsh Government inspector at the Red Lion Marford

appeal confirmed that it was acceptable for an 11m long delivery vehicle to undertake a reversing manoeuvre within the pub/ shop car parking area.

I note an intention to provide a pedestrian link to the dwellings directly off Henblas Road. This link appears to be along the rear boundary fence of the pub garden and this being the case the applicant will need to consider how they intend to deal with the existing telegraph pole which is directly on the line of the proposed link.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ01 EXISTING ACCESS TO BE CLOSED

**026R
E03N**

The existing **Westerly** vehicular access as shown on approved plan no. @@@ shall be permanently closed up prior to first use of any part of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority.

ZJO9 NO GATES

033R

There shall be no gates or other means of enclosure across the vehicular access point within 15 metres of the highway boundary.

ZJ10 ACCESS APPROVED AS PART OF APPLICATION

**039R
E05NA**

Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. 16021 – SK161201.1 . The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

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.

NONSTDC ACCESS SURFACE (15metres)

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 **15** metres behind the adjoining highway.

Peter D. M. W. W. W.

an Service Manager Environment