

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0831	Your Ref:	P/2015/0831
Date:	10 December 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3300 3530 14 Pendwll Road, Moss

Development: Outline application to erect 2 detached dwellings and alteration to existing driveway

I refer to your consultation dated 9 November 2013 in respect of the above.

The site is located on an unadopted highway subject to a 30mph speed limit although vehicular speed is considered to be no more than 20 mph due to the traffic calming scheme along the road.

Welsh Government guidelines recommend splays of 2.4 x 25m in both directions. Manual for Streets 2 permits these splays to be taken to the assumed wheel track of the nearside edge which I would assume to be 400mm into the highway in this instance.

The splays have not been demonstrated on the submitted plan. If planning permission is granted the splays should be secured by a suitable planning condition.

Although most of Pendwll Road is of adequate width to vehicles to pass simultaneously, it is noted that there is a narrowing which results in any opposing flows of traffic having to wait until the road is clear. Given that there are already 26 or so dwellings served off the road, the increased traffic generation is unlikely to cause significant detriment to free flow of traffic. The road is well maintained and speeds of traffic are kept low by the traffic calming features.

The road is unadopted and 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.

There are approximately 26 dwellings served off the road.

I note that two additional dwellings were granted planning permission in 2002 (P/2002/0911 and P/2002/0676) with access served off Stables Road – a similarly unadopted road which gains access on to Pendwll Road. An outline planning permission for a single dwelling was also granted on Pendwll Road in 2013

Given the above it may be difficult to justify a refusal on the grounds that the road is unadopted.

Pendwll Road currently has no facility to allow vehicles to turn. I would recommend that any planning permission include a condition requiring the introduction of a turning head along the site frontage.

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

CONDITIONS

ZJO9 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 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.

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 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 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.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R
E06N
E07N

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Construction of turning head

The scheme as is approved shall be fully implemented prior to first use of the development.


Service Manager Environment