

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0635	Your Ref:	P/2015/0635
Date:	5 October 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3260 3530 Land adjacent to and East of Cynefin, Wesley Road, Bwlchgwyn

Development: Outline application for residential development (with all matters reserved for future approval apart from access)

I refer to your consultation dated 7 September 2015 in respect of the above.

The development site is situated on a narrow unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20 mph due to the geometry of the road. Welsh Assembly Guidelines recommend the provision of visibility splays measuring 2.0 x 25m in both directions to the centre line of the highway.

Visibility to the east is only achievable over land in the ownership of the neighbouring dwelling known as Ty Saer. A recent planning application on Ty Saer includes a condition which ensures that nothing is allowed to be built or planted along the full length of the site any higher than 1m. Visibility across Ty Saer is therefore achievable and secured in perpetuity from the proposed access to Cynefin.

There is space within the site to provide adequate off road parking and turning facilities.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ016 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level 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.

pete orrwaite

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Senior Service Manager