

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well Being
and Development

Our Ref: P/2014/0719

Your Ref: P/2014/0719

Date: 23 June 2015

Town and Country Planning Act 1990

Section 78 Appeal at Land South West of The Homestead, Gegin Lane, Llay

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 Downside

pp Service Manager Environment

MEMORANDUM

From:	Senior Service Manager	To:	Head of Community Well-being and Development
Our Ref:	P/2014/0719	Your Ref:	P/2014/0719
Date:	10 November 2014		

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

Location: O. S Grid Ref: 3435 5623 Land south west of the Homestead, Gegin Lane, Llay

Development: Erection of 4 bedroomed detached dwelling and double garage

I refer to your consultation dated 26 September 2014 in respect of the above.

The development site is situated on a narrow classified highway subject to the national speed limit although vehicular speed is considered to be no more than 30 mph due to the geometry of the road. Welsh Assembly Guidelines recommend the provision of visibility splays measuring 2.4 x 43m in both directions which it is possible to achieve from the proposed access.

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

The site suffers from a complete lack of pedestrian provision is not in a particularly sustainable location. However it is considered that the traffic generation associated with the proposed dwelling will approximate to only one vehicle per hour during the day and this is unlikely to cause any detriment to the highway.

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 2.4 metres x 43 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.

**E06C
026R**

NO GATES WITHIN 5 METRES

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the access within 5 metres of the boundary of the highway.

**J33C
043R**

ACCESS HARD SURFACED

The proposed access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

**NONSTD
026R**

NO WATER TO FLOW ONTO HIGHWAY

No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

**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.

Peter Dornthaus

JP

Senior Service Manager