

MEMORANDUM



From: Network and Infrastructure Manager To: Chief Planning Officer

Our Ref: PD/P/2012/0518

Your Ref: P/2012/0518

Date: 28 August 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3280 3439 Talponciau Farm, Delph road. Acrefair

Development: Outline application for erection of dwelling and temporary retention of existing mobile home

I refer to your consultation dated the 19 July 2012 concerning the above.

The site has an existing access on to a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 40 mph due to the geometry of the road.

Welsh Government guidelines recommend the provision of visibility splays measuring 2.4 x 120m in both directions. It is not possible to achieve these splays from the existing site access. Visibility is limited to approximately 2.4 x 70m in a southerly direction and approximately 2.4 x 90m to the north.

I would not normally therefore wish to support the use of the access for residential development.

However it is noted the occupants of a mobile home have been using the access for a number of years, albeit without planning permission, with no apparent highway problems; I therefore consider it would be unreasonable to object to the proposal on highway grounds.

Adequate off road parking provision is proposed within the site.

I recommend that any permission include the following conditions:

CONDITIONS

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.

ZJO9 NO GATES

033R

There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

ZJ22

PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

The vehicular parking and turning areas as shown on the approved drawing 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.

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.

ZJ017

VISIBILITY SPLAYS (NEAR SIDE)

038R

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 90 metres to the north and 2.4 metres x 70 metres to the south 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Peter D. A. W. W. W.

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Network and Infrastructure Manager