

MEMORANDUM



From: Network and Infrastructure Manager To: Chief Planning Officer

Our Ref: PD/P/2012/0549

Your Ref: P/2012/0549

Date: 23 August 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2000 3730 Land adjoining 1 Nantyr Road, Glynceiriog

Development: Erection of two bedroom bungalow

I refer to your consultation dated the 30 July 2012 concerning the above.

The proposed development has access on to a classified highway subject to a 30mph speed limit although vehicular speed is limited to approximately 20 mph due to the geometry of the road.

There is limited off road parking provision for the existing dwelling no 1 Nantyr Road.

The application demonstrates off road parking provision for 4 vehicles consisting of two spaces for the proposed dwelling and two for the existing dwelling.

The parking area will require the removal of a short length of boundary wall to accommodate vehicular access. A suitably worded condition should be attached to ensure that the vehicular access is constructed to an appropriate standard.

The applicant has submitted a structural survey of the proposed retaining structures. Given that the walls are in close proximity to the adopted highway the applicant will be required to complete a Design and Check Certificate for Technical Approval of Highway Structures - Annex C1 for Cat 0 Structures as outlined in BD 2/12. A suitably worded condition should be attached to ensure that the necessary documentation is submitted.

Responsibility for the construction and maintenance of the retaining walls will remain with the designer and applicant.

I recommend that any permission include the following conditions:

CONDITIONS

ZJO7
043R

ACCESS SURFACE (5 metres)

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
033R

NO GATES

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

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

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.

NONSTDC SUBMISSION OF FURTHER DETAILS

026R
E06N
E07N

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

- Detailed layout and design of the means of vehicular access into the parking areas
- A Design and Check Certificate for Technical Approval of Highway Structures - Annex C1 for Cat 0 Structures as outlined in BD 2/12.

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

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.

Peter Doornwaite

P.P. Network and Infrastructure Manager