

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2012/0306

Your Ref: P/2012/0306

Date: 30 May 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2880 4560 Former Wheelwrights Arms, Bridge Street, Penycae

Development: Conversion of former public house to four one bedroom apartments with associated parking and communal gardens.

I refer to your consultation dated 26 April 2012 in respect of the above.

The development site is located on the junction of Afoneitha Road and Stryt Issa within a 30mph speed limit. The proposed access is on to the classified highway Afoneitha Road where vehicular speeds are considered to be approximately 25mph approaching from the north east and 30mph approaching from the south west.

The proposed access provides visibility splays measuring 2.4 x 33m to the north east and 2.4 x 43m to the south west; which is concurrent with Welsh Government guidelines.

The submitted plan shows 6 parking spaces with adequate off road turning facilities.

A 2m wide footway is to be constructed along the site frontage to enhance pedestrian provision in the vicinity of the site.

There is a shortfall in parking provision for neighbouring properties in the vicinity of the site; in order to ensure that the new footway is not used for the parking of vehicles, it is suggested that parking restrictions are imposed along the site frontage. The developer will be required to enter into a Section 106 agreement to fund a public consultation to ensure that appropriate parking restrictions are introduced.

I recommend that any permission include the following conditions:

CONDITIONS

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.

- ZJ07**
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.
- ZJ46**
026R **NO PRIVATE SURFACE WATER RUN OFF**
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.
- ZJ22**
035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing(s) No(s). IH/PYC/14A 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.
- ZJ11**
039R **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.8 metres.
- ZJ017**
038R **VISIBILITY SPLAYS (NEARSIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4metres x 33 metres to the north east and 2.4 metres x 43 metres to the south west 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.
- ZJ35**
050R **NEW 2.0 METRE FOOTWAY**
Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
- ZJ37**
026R
E06N
E07N **SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)**
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) Detailed layout, design, drainage and construction of the proposed new footway
The scheme as is approved shall be fully implemented prior to first use of the development.

Notes

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

NONSTDN CONSTRUCTION OF FOOTWAY

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729696 for further guidance.

Peter Doonan

P.D.

Network and Infrastructure Manager

