

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0168

Your Ref: P/2012/0168

Date: 22 May 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2570 5240 Bryn Foty, Ffordd Isaf, Gwynfryn

Development: Erection of 3 bedroom dwelling with attached double garage.

I refer to your revised consultation dated 21 May 2012 in respect of the above.

The site is located on an unclassified highway subject only to the national speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road. Ffordd Isaf is approximately 3.2m wide with no provision for pedestrians.

Visibility at the existing access to Bryn Foty is substandard; to the north it is restricted to approximately 2.4 x 8m to the centre line and to the south 2.4 x 6m to the centre line.

The submitted plans demonstrate the reduction in height of a stone boundary wall which will increase visibility in a northerly direction to approximately 2.4 x 25m to the centre line. To the south visibility will be improved to approximately 2.4 x 33m to the centre line by the removal of the boundary hedge. This visibility is only achievable over third party land belonging to the neighbouring property known as Holmesdale and will require a legal agreement to ensure that the splay can be maintained in perpetuity.

The proposed parking and turning facilities are considered to be adequate.

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 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.

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.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). 6723/L(2)01 rev D 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.

ZJ18 VISIBILITY SPLAYS (CENTRELINE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres to the north and 2.4 metres x 33 metres to the south 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.

NONSTDC LEGAL AGREEMENT

038R No development shall be permitted until an appropriate Legal agreement has been entered into with the Council to ensure the future safeguarding of the southerly visibility splay.

Peter Downes

P.P. Network and Infrastructure Manager