

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0234

Your Ref: SJG/P/2012/0234

Date: 27 April 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2820 4510 Ogwen House, Hall Street, Penycae

Development: Removal of condition 14 of planning permission code no. P/2012/0029 relating to the provision of footway

I refer to your consultation dated 29 March 2012 in respect of the above.

The site has an existing access on to a classified highway subject only to a 30 mph speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road.

The access suffers from substandard visibility in an easterly direction due to the existing building being immediately adjacent to the carriageway edge.

It is proposed to demolish the existing building and rebuild it well away from the carriageway edge. The applicant is proposing to erect a 0.9m high wall along the front boundary of the site adjacent to the carriageway edge. This will enable significant visibility improvements to be achieved.

The position of the proposed wall will leave a small triangular area of land alongside the existing highway; the developer will need to construct this area to a suitable standard for adoption by the Highway Authority.

The condition requiring a footway was originally recommended to enhance pedestrian provision in the vicinity of the site. However by removing the wall and constructing a footway, the road is effectively opened up and there is an argument to say that vehicle speed may increase as a consequence.

On balance and given the substantial improvements to highway safety already gained in terms of visibility, it is considered that the construction of a footway is not justifiable, particularly as the application site relates to the replacement of an existing dwelling.

I am therefore willing to agree to the removal of condition no. 14 on the basis that the following conditions are attached to any permission along with all the other conditions from P/2012/0029.

CONDITIONS

NONSTDC SUBMISSION OF FURTHER DETAILS

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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 area of proposed road widening coloured yellow on drawing no. FJ 12 03
The scheme as is approved shall be fully implemented prior to first use of the development.

NOTE

CONSTRUCTION OF CARRIAGEWAY

This planning permission requires the construction of a carriageway 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 Doran

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Network and Infrastructure Manager