

MEMORANDUM



From: Service Manager, Environment

To: Chief Planning Officer

Our Ref: PD/2012/0029

Your Ref: SJG/P/2012/0029

Date: 21 February 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: Demolition of existing dwelling and erection of new dwelling and garage

I refer to your consultation dated 18 January 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 existing access suffers from seriously 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. This will enable significant visibility improvements to be achieved.

The proximity of the existing building to the carriageway edge has a narrowing effect on the road width and causes a degree of wall shyness; this results in vehicles driving well away from the edge of the carriageway and preventing vehicles from passing the site simultaneously. Although the road appears to be of restricted width, it is actually 5.5m wide and would be wide enough for two vehicles to pass simultaneously were it not for the wall shyness caused by the existing building. The removal of this wall will enhance the interests of through traffic.

The applicant is proposing a 0.9m high wall along the front boundary of the site adjacent to the carriageway edge. This will result in similar wall shyness described above and will negate some of the potential benefits gained by removal of the existing building.

There is inadequate pedestrian provision in close proximity to the site. It would be beneficial to highway safety to construct a footway across the front boundary of the site to link into the existing footway which currently terminates just west of the site access.

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 5 metres of the highway boundary.

ZJ21 MAXIMISING VISIBILITY

038R

Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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 NEW 1.5 METRE WIDE FOOTWAY

050R

Prior to first use of the development a 1.5m 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.

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.

NONSTDC SUBMISSION OF FURTHER DETAILS

026R

E06N

E07N

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.

NOTE

CONSTRUCTION OF FOOTWAY

This planning permission requires 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 Courtwright

P.P. Service Manager, Environment