

# MEMORANDUM



**From:** Operational Manager Traffic & Transportation **To:** Chief Planning Officer

**Our Ref:** TH/DC/PD/2010/0061

**Your Ref:** P/2010/0061

**Date:** 09 February 2010

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## TOWN AND COUNTRY PLANNING ACT 1990.

### TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

**Location:** O. S Grid Ref: 2870 4560 Soar Chapel, Stryt Issa, Penycae  
**Development:** Demolition of existing church and erection of 1 no. 4 bedroom dwelling

The site is located on a classified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 25mph due to the traffic calming scheme in the vicinity of the site.

Although the site has a pedestrian access there is no existing vehicular access.

For a 25 mph speed Manual for Streets recommends any new access provides splays measuring 2.0 x 33m in both directions.

To the east visibility of approximately 2.0 x 30m is possible to the centre line of the adjoining highway which is considered to be adequate in this instance.

To the west visibility appears to be adequate but is actually looking over land that is outside the application site and is presumably not under the applicant's control.

The applicant will need to seek agreement with the owners of this land to ensure that they have control in perpetuity over the land required for visibility. Any planning permission should include a Grampian style condition in lieu of this agreement.

The proposed parking and turning facilities are adequate.

I recommend any permission include the following conditions

## **CONDITIONS**

### **J28C VISIBILITY SPLAY OF 2.0M X 30M TO EAST**

038R The proposed access shall have a visibility splay of 2.0m x 30m in an easterly direction measured to the centre line of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

**J28C VISIBILITY SPLAY OF 2.0M X 33M TO WEST**

038R The proposed access shall have a visibility splay of 2.0m x 33m in a westerly direction measured along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

**NONSTDC COVENANT**

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

**NONSTD SUBMISSION OF FURTHER DETAILS (FOOTWAY)**

042R There shall be no development permitted on site until a scheme showing the design and construction of a 2m wide footway across the full frontage of the site, has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

**E06C NO GATES WITHIN 5 METRES**

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the access within 5 metres of the boundary of the highway.

**J33C ACCESS HARD SURFACED**

043R The proposed access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

**J45C VEHICLE PARKING AND TURNING AREAS**

035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

**NONSTD NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY**

026R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

***Note to applicant***

**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".*

  
For Operational Manager Traffic & Transportation