

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0024

Your Ref: P/2010/0024

Date: 03 February 2010

TOWN AND COUNTRY PLANNING ACT 1990.
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3250 5600 Land to rear of Manor View, Llay

Development: Erection of 2 bedroom detached bungalow

I refer to your consultation dated 15 January 2010 in respect of the above.

The site is located off an unadopted road that was granted planning permission in 2003.

The road already serves 6 dwellings; it is current Council policy that no more than 5 dwellings should be served off a private drive.

However the recently published Manual for Streets suggests that it is possible for streets to remain private as long as a properly constituted body with defined legal responsibilities is established to maintain the street to the common benefit of the residents in perpetuity.

The proposed dwelling provides adequate off road parking and although visibility is restricted to approximately 13m, it is considered this is adequate given that vehicular speed is unlikely to be more than 10mph.

When the original 6 dwellings were constructed the access over the adopted footway was never finalised and it is therefore considered that there should be no further development until remedial works to the highway have been undertaken.
I recommend any permission include the following conditions;

CONDITIONS

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.

J33C ACCESS HARD SURFACED

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

NONSTD SUBMISSION OF FURTHER DETAILS

NONSTD There shall be no development permitted on site until a scheme of footway and access improvements has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

J37C HEIGHT OF BOUNDARY ENCLOSURE

026R The height of the highway boundary means of enclosure shall not exceed 1 metre in height above the level of the nearside edge of the adjoining carriageway.

NONSTD PRIVATE MANAGEMENT COMPANY

NONSTD The private drive shall be maintained in perpetuity by a Private Management Company.

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.

Note to applicant

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JMR
For Operational Manager Traffic & Transportation