

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0980

Your Ref: P/2009/0980

Date: 05 January 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3411 5562 Yew Tree Cottage, Singrett Hill, Llay

Development: Demolition of existing and construction of replacement dwelling with garage.

I refer to your consultation dated 17 December 2009 in respect of the above.

The development site is situated on a classified highway subject to only to the national speed limit although I would estimate typical vehicle speeds of 50mph due to the geometry of the road.

Visibility at the existing access to the site is well below recommended standards in both directions. Visibility to the south could however be substantially improved by the removal of approximately 2.5m of the southern boundary hedge. This would not only benefit the proposed dwelling but would also be of significant benefit to the 6 other dwellings accessed by the unadopted road to the south of the site.

Although visibility at both accesses will remain below recommended standards, given that this application is for the replacement of an existing dwelling I consider the proposal acceptable.

I recommend any permission include the following conditions:

CONDITIONS

NONSTDC VISIBILITY SPLAY OF 2.4M X 33M

038R The access shall have a visibility splay of 2.4m x 33m in a southerly 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.

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 C ACCESS WIDTH & SURFACE

043R The access shall be a minimum 3m width and be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

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.

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

NONSTD R 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.

SUPPLEMENTARY NOTES

The applicants' attention should be drawn to the following supplementary notes: 1, 2 3, 4 & 5

PROW no 6 abuts the site



For Operational Manager Traffic & Transportation