

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/1060	Your Ref:	P/2016/1060
Date:	19 December 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 32627 3748 Pen Isar Farm, Crogen Iddon Road, Bronygarth
Development: Outline application to erect 1 no. two storey dwelling and all associated works

I refer to your consultation dated 24 November 2016 in respect of the above.

The site is located on a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road; Welsh government guidelines recommend visibility splays measuring 2.4 x 33m in both directions

To achieve adequate access in to the site will require the loss of approximately 15m of the existing boundary hedgerow. There is a level difference of approximately 1m between the carriageway and the proposed development site.

The road is generally quite narrow with only a few places in which cars can pass simultaneously. I would not wish to support any development which generated significant additional traffic; however it is considered that the addition of a single dwelling would not significantly detriment highway safety.

I recommend any permission include the following conditions:

CONDITION

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

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.

**ZJ05
039R**

ACCESS GRADIENT

The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

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.

**ZJ016
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NOTES

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.



 Service Manager Environment