

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0507 **Your Ref:** JK/P/2021/0507
Date: 17th June 2021

TOWN AND COUNTRY PLANNING ACT 1990

MYNEDIAD NEWYDD I GERBYDAU / NEW VEHICULAR ACCESS **20 NANT Y GAER ROAD LLAY**

Grid Ref: E 333528 N 355531

I refer to your consultation dated 03/06/2020 in respect of the above and would advise you that we have the following comments;

Nant Y Gaer road, Llay is classified and subject to a 30mph speed limit, The visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets. the actual speed limit will probably be lower than the posted speed limit. In this instance we would estimate the actual speed to be 25mph and require a 2.0m x 33m visibility splay.

The submitted plan does not show the minimum standard parking space dimensions as per Manual for Streets (*length 4.8m / width 2.4m*) the proposed parking arrangement to be show on a scaled drawing and provide the dimension of 3.0m access width and 4.8m (minimum) length.

We request the applicant to update the plan detailing the requirements noted above

We would normally require turning movements to be contained within the property boundary, in this Instance we would allow the applicant not to provide this as per the existing properties along Nant Y Gaer road do not have formalized vehicular access or turning facilities. By providing off street parking and maximizing the visibility this would be a significant improvement.

We await the updated plans

I recommend that any permission include the following conditions:

CONDITIONS

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.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 3.0 metres

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ13 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

026R Prior to first use of the development hereby approved the vehicular
E05NA access shall provide visibility splays of 2.0 metres x 33 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'R. K.', written in a cursive style.

Chief Officer, Environment & Technical