

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 08 CHWEFROR 2018
ON 08 FEBRUARY 2018**

**I'W BENDERFYNU/
FOR DECISION**

ADDENDUM

***Ardal
Gorllewin/
Area West***



**Cyngor Sir Gâr
Carmarthenshire**
County Council



ADDENDUM – Area West

<i>Application Number</i>	W/36320
<i>Proposal & Location</i>	RESIDENTIAL DEVELOPMENT - 2 DETACHED UNITS AT LAND OFF HEOL YR YSGOL, CEFNEITHIN, SA14 7EA

DETAILS:

CONSULTATIONS

Head of Transport – Has responded raising no objection subject to the following conditions:-

CONDITIONS

- 1 The new vehicular access shall be laid out and constructed strictly in accordance with Typical Layout No. 5 (specification for which is attached to this planning permission), prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.
- 2 Any access gates shall be set back a minimum distance of 5.0 metres from the amended highway boundary, and shall open inwards into the site only.
- 3 The gradient of the vehicular access serving the development shall not exceed 1 in 10 for the first 5.0 metres from the edge of the carriageway.
- 4 Prior to any use of the access by vehicular traffic, a visibility splay of 2.4m metres x 25m metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the access in relation to the nearer edge of carriageway.
- 5 Prior to the commencement of development the written approval of the Local Planning Authority shall be obtained for a scheme of parking and turning facilities within the curtilage of the site, and this shall be dedicated to serve the proposal. The approved scheme is to be fully implemented prior to any part of the development being brought into use, and thereafter shall be retained, unobstructed, in perpetuity. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 6 All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway.
- 7 No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.

REASONS

- 1-7 In the interests of highway safety.

Other Observation(s):

- 1 Condition no.4 above requires the removal/lowering/translocation of the front boundary hedgerow, as well as the removal/lowering of trees situated to the south-west of the proposed site access, included within the red splay line.
- 2 Any amendment or alteration of an existing public highway in connection with a new development shall be undertaken under a Section 278 Agreement of the Highways Act 1980. It is the responsibility of the developer to request the Local Highway Authority to proceed with this agreement and the developer is advised that the total costs of entering into such an agreement, as well as the costs of undertaking any physical works on site, shall be met by him. This is required to have the type 5 access adopted.
- 3 It is the responsibility of the developer to contact the Streetworks Manager of the Local Highway Authority to apply for a Streetworks Licence before undertaking any works on an existing Public Highway.

The Head of Transport has been made aware of the objections raised with regard to road width and highway safety, however, the above response and offer of no objection, confirms that there are insufficient grounds to object to the application.