

**CEREDIGION COUNTY COUNCIL
PENMORFA, ABERAERON, CEREDIGION SA46 0AT**

The person dealing with this application is: RML

To: Corporate Lead Officer –
Economy and Regeneration

Cyngor Sir Ceredigion,
Penmorfa, Aberaeron. SA46 0PA

Application No : HT190244

Received by E&R : 22/03/2019

Received by H&ES : 23/04/2019

CASE OFFICER: Jonathan Eirug

Applicant : Mr Hughes

Agent :

Location : Land adjacent to Rhyd, Llanilar, Aberystwyth, SY23 4NR

Description : Erection of a dwelling and garage

Applic. for : FPP

Grid Ref:

Road No: A487

Area: MM

RECOMMENDATION - Any permission which the Planning Authority may give shall include the Condition(s) detailed below.

1. The proposed means of access shall be laid out and constructed in accordance with Typical Layout No. 1 and the accompanying General Notes. (C15A/1)
2. Prior to the first occupation of the development hereby permitted, visibility splays measuring 2.4m (min 'x' distance) by 215m (min 'y' distance to the west, as per Planning Policy Wales TAN18 for 60mph Speed Limit) and 90m (min 'y' distance to the east, as per Planning Policy Wales TAN18 for 30mph Speed Limit) shall have been provided to each side of the proposed estate road access where it meets the public highway; such splays shall thereafter be maintained at all times free from any obstruction exceeding 900mm above the level of the adjacent highway carriageway.
3. The access shall be constructed and drained to the satisfaction of the Local Planning Authority before any other operations commence. (C31)
4. Surface water shall be trapped and disposed of so as not to flow from/on to the adjoining highway. (C32)
5. No surface water from any part of the development shall be connected into the existing highway surface water drain. (C33)
6. All incidental works within the highway limits shall be carried out to the Local Planning Authority's satisfaction. (C38)
7. The development shall include any necessary adjustment of any public utilities apparatus, highway drains, street lights, traffic signs or road markings arising from the works, that may include the full cost of introducing any traffic order at the developers expense. (N.B. All works within highway limits have to be supervised and carried out by persons qualified to do so by the Secretary of State under The New Roads & Street Works Act 1991). (C82)
8. No new permanent building or works (other than access) shall be situated within 6m of the nearside highway boundary. (C59)

9. The proposed soakaway shall be set back at least 6m from the adjoining highway. (C73)
10. Provision shall be made for parking and turning vehicles in accordance with plans approved by the Local Planning Authority. (C9)
11. The proposed parking facilities shall be completed before the development is brought into use. (C5)

REASON: In the interest of road safety and free flow of traffic. (R2)

RML

**For Rhodri Llwyd
Corporate Lead Officer – Highways & Environmental Services**

Date: 3 May 2019