



Application No: 21/0068/RES

POWYS COUNTY COUNCIL
Local Government Act 1994
Town & Country Planning Act 1990

To: Professional Lead Development Management (Radnor)

With reference to the planning application relating to the following proposed development:

Name of Applicant: Mr Llion Pughe
Location of Development: Rhydaderyn Cemmaes Machynlleth SY20 8QP
Description of Development: Application for a reserved matters application for the erection of an agricultural workers dwelling following outline approval 19/1826/OUT

The County Council as Highway Authority for the County Unclassified Highway, U2295

Wish the following recommendations/Observations be applied
Recommendations/Observations

Thank you for consulting the Highway Authority on this matter. It is recommended the following highway conditions be included within the decision notice should this application be approved.

- Prior to any works being commenced on the development site the applicant shall construct 1 passing bay along the U2295 county highway in a location to be agreed in writing by the Local Planning Authority.
- The passing bay referred to above shall be constructed to adoptable standard prior first beneficial/operational use of the development hereby approved.
- No other development shall commence until the access has been constructed so that there is clear visibility from a point 1.05 metres above ground level at the centre of the access and 2.4 metres distant from the edge of the adjoining carriageway, to points 0.6 metres above ground level at the edge of the adjoining carriageway and 34 metres distant in each direction measured from the centre of the access along the edge of the adjoining carriageway. Nothing shall be planted, erected or allowed to grow on the areas of land so formed that would obstruct the visibility and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.
- Prior to the occupation of the dwelling the area of the access to be used by vehicles is to be finished in a 40mm bituminous surface course material or a suitably bound material which is to be approved in writing by the LPA for a distance of 10 metres from the edge of the adjoining carriageway. This area will be maintained to this standard for as long as the development remains in existence.

Advisory Notes

NOTE: THE ATTENTION OF THE APPLICANT MUST BE DRAWN TO RELATED HIGHWAYS LEGISLATION WHICH MAKES PROVISION FOR THE FOLLOWING:

1. Under Section 184 of the Highways Act 1980, it is a requirement that a licence is obtained from the Highway Authority, in addition to Planning Permission, for vehicular access works.
 - a. The need to avoid interference with and to make provision for the carrying of existing highway drainage under the access to the satisfaction of the Highway Authority.
 - b. The requirement of the Highway Authority for the Developer to ensure that no surface water is discharged onto the County Highway or, without prior approval, into the highway drainage system.
2. Under Section 50 of the New Roads & Street Works Act 1991 it is a requirement that a Streetworks licence is obtained from the Highway Authority to place, or to retain, apparatus in the highway and thereafter to inspect, maintain, adjust, repair, alter or renew the apparatus, change its position or remove it.
3. Under section 171 of the Highways Act 1980 it is a requirement that a licence is obtained from the Highway Authority, in addition to Planning Permission, for the creation of passing bays or highway re-alignment works.
4. The need to inform and obtain the consent of Statuary Undertakers (Electricity, Water, Gas, BT), Land Drainage Authority, etc. to the works.
5. The New Roads & Street Works Act 1991 requires that all works, be properly notified and approved prior to commencement.

Further advice on the above highway matters can be obtained from:-

[http://www.powys.gov.uk/en/roads-transport-parking/
street.works@powys.gov.uk](http://www.powys.gov.uk/en/roads-transport-parking/street.works@powys.gov.uk)

Street Works
Powys County Hall
Spa Road East
Llandrindod Wells
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LD1 5LG
0845 6027035

Signed _____

Nicky Davies

For Highways, Transport and Recycling

Date: 18th January 2021