

Claire Jones

Subject: FW: Q1196 - Application for Removal of Condition (20/1833/FUL)
Attachments: Non-Material Amendment Application (Page 1 - inc App Name and Postal Address).pdf; Non-Material Amendment Application.pdf

From: Michael Rowland <Michael.Rowland@knightsconstruction.co.uk>
Sent: 22 July 2022 08:38
To: Planning Services <planning.services@powys.gov.uk>
Cc: Lewis Taylor <Lewis@knightsconstruction.co.uk>; Simon Madigan <Simon.Madigan@knightsconstruction.co.uk>
Subject: Q1196 - Application for Removal of Condition (20/1833/FUL)
Importance: High

Good morning,

Please see attached the application for removal of condition 7 of the above planning application (20/1833/FUL).

Condition 7 of the planning application requires the installation of a passing place along U2577. As per Manual for the Streets Figures 6.18 and 7.1, as shown below, the minimum width requirement is 5.5m. As per the attached drawing "Access Road Survey", following a survey of the location by our engineer the maximum achievable width achievable is 4.789m with the current hedge line, whilst the customer does not own the land behind the hedge.

Please also note this is a low volume road as there is only 1nr dwelling and the clients farm utilising the road as access.

Due to the above we are requesting that Condition 7 of the application 20/1833/FUL is removed.

Should you have any further queries please don't hesitate to get in touch.

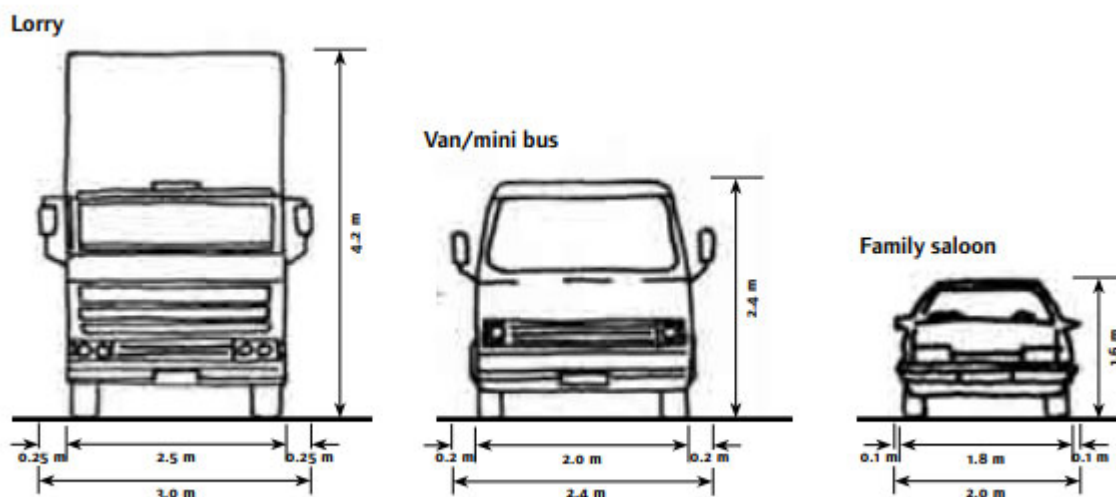


Figure 6.18 Private and commercial motor-vehicles – typical dimensions.

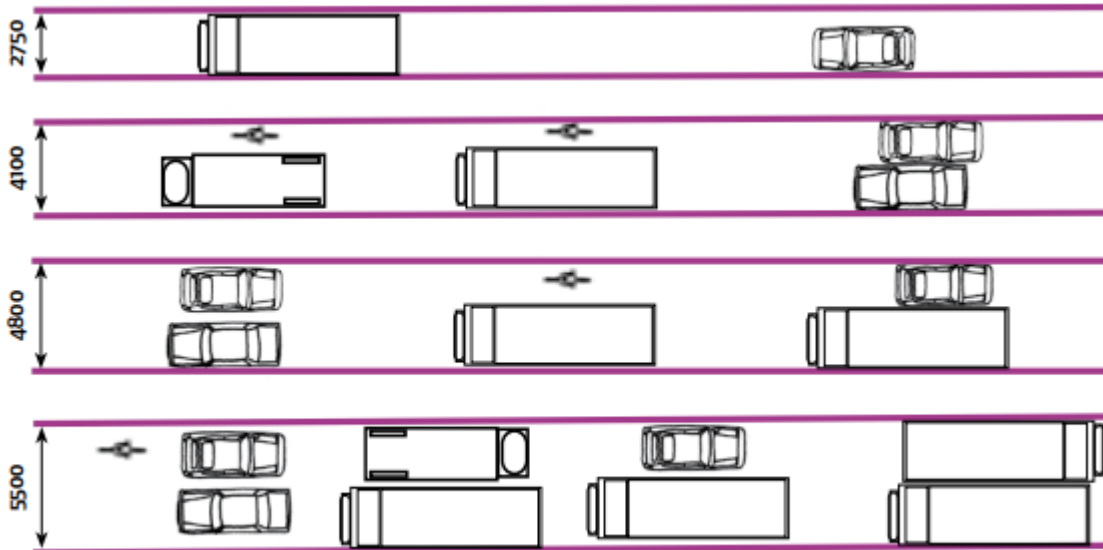


Figure 7.1 Illustrates what various carriageway widths can accommodate. They are not necessarily recommendations.

Regards

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