

## Prichard, Yvonne J

**From:** Llinos Hallett <Llinos@asbriplanning.co.uk>  
**Sent:** 04 May 2017 10:53  
**To:** Prichard, Yvonne J  
**Cc:** Barrie Davies; Andy; Mike Stratford; Patrick OConnor; Oly; 'Richard Watkins  
**Subject:** Greenyard Farm (ref:2017/00291/FUL)


Hi Yvonne,

I hope you're well.

Having reviewed the available consultee comments I thought it might be worth issuing a quick email confirming a few points. I've addressed each field in turn below;

### Highways

Highways have made a number of observations. I've addressed each in turn below;

| Comment   | Response  |
|---|---|
| 1. Clarification is required as to the number of bedrooms that will be provided in unit types B and C of the proposed tourist accommodation.  | <p>As per the application plans and the Planning Statement, the schedule of accommodation for the tourism element of the scheme is as follows;</p> <ul style="list-style-type: none"><li>• 2 x Unit A – The Bedw (4 persons);</li><li>• 2 x Unit B – The Derw (6 persons);</li><li>• 4 X Unit C – Modulog Mawr (4 person); and</li><li>• 4 x Dome Unit/ Unit D (4 persons).</li></ul> |
| 2. Clarification is required if access to the adjacent golf course will be provided/maintained from within the site and if so, the nature of users (maintenance vehicles/users of the course etc.). | <p>All vehicular access to the golf course for the purpose of maintenance etc. will be as per the existing access arrangement to the club house, see below;</p>  <p>No vehicular access to the golf course will be provided from within the application site.</p>                                 |

|   |  |
|---|--|
| <p>3. The proposed site plan as submitted is required to be provided as an engineering drawing/layout, at a scale of 1/200.</p>   | <p>We have sought quotes from engineers to provide this information. The work will be undertaken and provided as soon as practically possible.</p> |
| <p>4. Figure 3.2 as provided within the TS shows the existing access to the site and not the proposed access as stated.</p>   | <p>I have liaised with Asbri Transport who will revise the report.</p>   |
| <p>5. Plans of the proposed garages associated with the residential aspect of the development are required to be provided at a scale of 1/200. The internal dimensions of a single garage are required to be provided at 3.0m x 6.0m and for a double garage, at 5.4m x 6.0m. In addition, driveways are required to be provided at a minimum length of 6.0m and at a width of 3.6m. Where a double drive is provided, the width shall be increased to 5.5m.</p>  | <p>Plans will be provided shortly.</p>   |
| <p>6. The TS in forms that servicing/waste collection will take place along the adjacent highway. However, this is not acceptable due to the nature of the highway. As a result, an area is required to be provided within the site to enable a 11.22m refuse/servicing vehicle to manoeuvre and enter/exit in a forward gear, which is required to be supported with the provision of swept paths.</p>   | <p>Asbri Transport are reviewing all options here.</p>   |
| <p>7. It is noted that the visibility splays from the proposed access along the adjacent highway have been based on observed 85th percentile speeds, adjusted for wet weather. However, as no information has been provided in relation to the weather conditions at the time of the survey, the actual speeds are required to be used.</p> <p>Therefore, visibility splays of 2.4m x 65m to the north and 60m to the south are required to be provided in accordance with Manual for Streets and shown on the proposed site plan. Within the visibility envelope, there shall be no obstructions (boundary walls, fencing etc.) greater than 600mm in height above the adjacent carriageway level.</p> | <p>As above.</p>   |
| <p>8. A passing place is required to be provided along the highway adjacent to the site frontage, which will be required to be offered for adoption and shown on the proposed site plan.</p>  | <p>Please could you seek clarity as to where this passing bay should be located?</p>   |
| <p>9. It is noted that the car parking requirements associated with the proposed tourist accommodation has been incorrectly assessed within the TS. However, further comments will be provided once the number of bedrooms within each unit have been clarified and an appropriate site plan submitted.</p>   | <p>We'll wait to be advised and the TS will be updated accordingly.</p>  |

Unfortunately I do not have an email address Paul Harrison. Please could you forward these comments to him on my behalf?

## NRW

- NRW concur with Richard Watkins Report regarding bats – **comments noted. Awaiting comments from the Authorities ecology officer.**
- NRW have asked for a drainage scheme – **will be commissioned and information to be provided as soon as possible.**

## Environmental Team

- No objection subject to a number of standard conditions – **Noted.**

I will call shortly to discuss the above.

Kind Regards,

Llinos

**Llinos Hallett – Planner** 

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