



**Powys County Council Highway Specification:**

**Highway conditions for individual private drive accesses onto an adoptable lay-by county road to serve a small proposed residential development comprising of three dwellings.**

The gradient to each of the proposed private drive accesses shall not exceed 1 in 20 for the first 5 metres measured from the edge of the adjoining carriageway along the centre line of the access.

The width of each proposed private drive access entrance shall be not less than 3 metres wide for a distance of 5 metres minimum along each of the proposed private drive accesses measured from the adjoining edge of the carriageway of the County Highway. The remaining width of each private drive to remain at 3 metres wide adjoining each proposed car-port space.

A radius of 4 metres shall be provided from the carriageway of the County Highway on each side of the proposed private drive accesses for each plot within the development site.

A minimum radius of 4 metres shall be provided to each of the individual private driveways within each plot of the site development.

The centre-line of any new or relocated hedge-row should be positioned not less than 1.0 metres to the rear of the visibility splay line in both directions.

The centre line of the first 5 metres to each of the proposed private drive accesses measured from the edge of the adjoining carriageway shall be at right angles to that edge of the said carriageway.

The proposed private drive accesses shall be constructed so that there is clear visibility at the centre of each private drive access and 2.4 metres distance from the edge of the adjoining carriageway and 22 metres distance in the north westerly and south easterly directions measured from the centre to each of the new private drive accesses along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority and within which there shall be no obstruction to visibility in excess of 1.05m above the nearside channel level of the adjoining highway. To ensure that adequate visibility is provided in perpetuity at the proposed point of access in the interests of maintaining highway safety, prior to the commencement of any works on site.

Additional clear visibility shall be provided from a point 1.05 metres above ground level at the centre to each of the proposed private drive accesses and 5 metres distance from the edge of the adjoining carriageway, to points 0.26 metres above ground level at the edge of the adjoining carriageway and 5.5 metres distance in each direction measured from the centre of each private drive access along the edge of the adjoining carriageway, prior to the commencement of any other works on the site.

Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed which would obstruct the visibility.

The area of the proposed vehicular /pedestrian private drive accesses to be used by vehicles is to be constructed to a minimum of 450mm depth, comprising of 250mm of sub-base material, 100mm of bituminous macadam course material and 60mm of bituminous macadam binder course material for a distance of 5 metres from the edge of the adjoining carriageway and to continue to each of the turning head areas within each plot of the site. Any use of alternative materials is to be agreed in writing with the Local Planning Authority prior to the commencement of any works on site.

The area of the proposed private drive accesses to be used by vehicles shall be completed to base course level, as specified in the above condition, prior to the commencement of any other works on site, and fully completed prior to the occupation of the development.

**House Mix Schedule of Accommodation – Land at 'The Firs', Churchstoke : Plots 1 to 3 inclusive.**  
**Private Dwellings:**  
'A': Three bed detached house & detached single car-port = 3 N<sup>o</sup> x 975 sq.ft. = 2,925 sq.ft.  
Grand Total = 3 N<sup>o</sup> dwellings... = 2,925 sq.ft.

No storm water drainage from the site shall be allowed to discharge onto the County Highway. An ACO drainage channel is to be installed to the give way line to each of the proposed vehicular entrances, or a set of gully pots located near to the give way line to prevent the run-off of surface water from any part of the site onto the highway and shall be provided in accordance with details to be submitted to and approved by the County Council prior to the commencement of any site works, in the interests of highway safety and to prevent damage to the highway surface or structure. The drainage channel is to discharge into a private soakaway.

Prior to the occupation of the dwellings, provision shall be made within the curtilage of the site for the parking of not less than three cars per 3 bed dwelling to include a car-port space, and excluding any garage space provided together with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking areas shall be retained thereafter and the turning areas shall be maintained at all times free

Prior to the commencement of any construction works, provision shall be made within the curtilage of the site for the parking of all construction vehicles together with a vehicle turning head area. This parking and turning area shall be constructed to a depth of 0.3 metres in crusher run or sub-base and maintained free from obstruction at all times such that all vehicles serving the site may park within the site and both enter and leave the

Appendix A

The View.

Paddock.

Mature Trees

railing fence.

Paddock.

Trees

gate.

Proposed dropped kerb pedestrian crossing points.

New 2m wide adoptable L.P. footpath.

front garden

House.

rear garden

Sheds

Yard.

Courtlands.

Rear Garden

Field



Residential - Agricultural - Commercial

Job	Proposed Residential Development.
Title	Site Plan as Proposed
Location	Land at 'The Firs', Churchstoke, Powys, SY15 6AH.
Client	Mr. & Mrs. Delves
Scales	1:500 (A3. size)
Drawing No.	RPP/GD-JOB18-03 Rev 'B'
Drawn by	T.M.J.
Date	Feb. 2017

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