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Llywodraeth Cymru
Welsh Government

Rhodri Davies
Principal Planning Officer
Plas y Ffynnon
Cambrian Way
Brecon
Powys
LD3 7HP

Transport - Trafnidiaeth

Eich cyf . Your ref 12/08575/OUT
Ein cyf . Our ref

16 January 2013

Dear Mr Davies



Cwrt Y Gollen Army Camp, Crickhowell, Powys, NP8 1TF
Re-Submitted Outline Application for the Re-Development of the Former Army Camp at
Cwrt Y Gollen for Mixed Use Development Comprising Residential Development,
Employment, A Pre-School Day Nursery, Open space and Community Provision and
Associated Infrastructure Works.

I refer to your letter of 14 November 2012 regarding the above planning application and advise that the Welsh Government as highway authority for the A40 trunk road directs that any permission granted by your authority shall include the following conditions:

1. The minimum visibility distances available for vehicles emerging from the proposed junction shall be 160 metres to the south and 215 metres north at a height of 1.05 metres, measured to a point 0.26 metres above the nearer running edge of the trunk road carriageway. These visibility distances shall be available at a point 4.5 metres from the nearer running edge of the trunk road, measured along the centreline of the access road. The visibility splay so formed shall be free of any growth or obstruction, which would interfere with the minimum visibility requirements.
2. The junction, visibility splays and off site works shall be laid out, constructed and maintained strictly in accordance with the submitted plan No. 1536 – 11 Rev B dated 9/1/13.
3. The new junction, off site works and visibility requirements shall be fully complete and available for use prior to the commencement of any other works associated with the development.



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4. The proposed junction and off site works shall be completed to the written satisfaction of the Planning Authority before the proposed development is brought into use.

The above conditions are included to maintain the safety and free flow of trunk road traffic.

The following points should be brought to the attention of the applicant:

- 1) No drainage from the development site shall be connected to or allowed to discharge into the trunk road drainage system, and the proposed junction shall be constructed such that the access road does not drain onto the trunk road.
- 2) The applicant should be advised that they will be required to enter into an Agreement with the Welsh Ministers under Section 278 of the Highways Act 1980 / Section 23 of the New Roads and Street Works Act 1991 to enable the Applicant to undertake agreed improvement works on the trunk road. This Agreement will contain details of the improvement works, construction conditions and financial arrangements under which agreed measures can be put in place, including indemnifying the Welsh Ministers against third party claims. Without such an agreement in place, any consent that may be granted by the Planning Authority cannot be implemented.
- 3) The Applicant shall agree with the Highway Authority a system of temporary road signing in accordance with Chapter 8 of the Traffic Signs Manual and the New Roads and Streetworks Act 1991
- 4) The development shall include any necessary adjustment of any public utilities apparatus, highway drain, streets lights, traffic signs or road markings arising from the works.

Yours sincerely


Andrew Cochran

