

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment & Planning

Our Ref: P/2018/0640 **Your Ref:** P/2018/0640

Date: 17 September 2018

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2979 4381 18 Pont Adam Crescent, Ruabon
Development: Outline application for residential development on land adjacent to 18 Pont Adam Crescent

I refer to your consultation dated 2 August 2018 in respect of the above.

The site is located on an unclassified highway within an existing residential estate. It is possible to provide adequate visibility and off road parking at the site.

In 2015 an application to construct 49 new dwellings on land off Pont Adam was refused on highway grounds due to the poor pedestrian provision along the B5097 Pont Adam. The traffic generated by the development was predicted to increase overall movements along the B5097 by approximately 12.5%; greater than the 5% figure usually considered significant by the Welsh Government.

A later application for 19 dwellings was accepted by the Council as it generated a less than 5% increase in traffic.

This application will increase the traffic generation along Pont Adam above the 5% figure considered by the inspector at the appeal.

However in isolation this application will be significantly lower than the 5% figure and the traffic impact would be negligible. I would suspect that we may struggle to defend an appeal if we were to refuse the application.

If you are minded to grant permission I would recommend the following conditions:

CONDITIONS

**ZJO7
043R**

ACCESS SURFACE (5 metres)

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

**NONSTDC
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 33 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

**ZJ38
050R**

PAVEMENT CROSSING

Prior to first use of development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

E05NA FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.

Peter Dosthwaite

MD Service Manager Environment