

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0861	Your Ref:	P/2018/0861
Date:	13 November 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2828 5116 Land adjacent to Park Road, Coedpoeth

Development: Erection of 1 no. three bedroom dwelling and new access

I refer to your consultation dated 10 October 2018 in respect of the above.

The development site is located off an unadopted road which itself has access on to a classified highway within a 30mph speed limit.

It is possible to achieve visibility splays measuring 2.4 x 18m to the north and 2.4 x 33m to the South. The Welsh government planning Inspector raised no concern over visibility at the previous appeal on this site in 2009.

However the inspector did raise some concern over the width of the access stating that it could result in vehicles entering the access road having to reverse back onto Park Road.

In recent years the Council has supported the use of similar width accesses to serve more than one dwelling.

Park Road is not considered to be a busy route, vehicular speed is low, the development will generate approximately one additional vehicle every 2 hours and the risk of vehicular conflict is therefore minimal.

If you are minded to support the application I recommend that any permission include 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.

**ZJO9
033R**

NO GATES

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

**ZJ18
038R**

VISIBILITY SPLAYS (CENTRELINE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 18 metres to the north and 2.4 metres x 33 metres to the south measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level 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.

**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.

peter douthwaite

an Service Manager Environment