

MEMORANDUM

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

Our Ref: P/2018/0481 **Your Ref:** P/2018/0481

Date: 21 August 2018

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

Location: O. S Grid Ref: 2641 4328 Sugn y Pwll Reservoir, Tower Hill, Garth
Development: Demolition and removal of existing reservoir roof structure and buildings, installation of two new reservoir tanks, valve house, new site access, closure of existing access, retaining structures, embankments, fencing and landscaping

I refer to your revised consultation dated 15 August 2018 in respect of the above.

The site has a frontage on to Tower Hill, an unclassified highway subject to the national speed limit although vehicular speed is considered to be no more than 30 mph due to the geometry of the road. Welsh Government guidelines recommend visibility splays measuring 2.4 x 43m in both directions; these splays are achievable from the proposed site access.

The proposed access design appears to provide adequate off road space for the parking and turning of vehicles. The gradient of the access should be no greater than 1 in 10 for the first 5m back from the highway boundary.

Any retaining wall greater than 1.4m high and within 3.66m of the highway will require approval from WCBC Structures department

I recommend any permission include the following conditions:

CONDITIONS

ZJ01 EXISTING ACCESS TO BE CLOSED

026R
E03N

The existing vehicular access as shown on approved plan no. @@@ shall be permanently closed up prior to first use of any part of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority.

- NONSTDC ACCESS GRADIENT**
039R The vehicular access hereby approved shall be a maximum gradient of 1 in 10
- ZJO7 ACCESS SURFACE (5 metres)**
043R 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 NO GATES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R 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.
- ZJ016 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43metres in both directions 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.
- ZJ39 VERGE CROSSING**
026R Prior to first use of development a verge 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.
- ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)**
026R
E06N
E07N No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:
 1) Retaining wall
 The scheme as is approved shall be fully implemented prior to first use of the development.
- ZJ46 NO PRIVATE SURFACE WATER RUN OFF**
026R 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.
- ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN**
026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

NOTES

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

NONSTDN VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge 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

