

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0507	Your Ref:	P/2018/0507
Date:	6 July 2018		

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

Location: O. S Grid Ref: 1644 3395 The Old Bakery, Llanarmon DC

Development: Conversion of 'Old Bakery' to provide a 2 bedroom dwelling to include access track, bridges, associated curtilage hardstanding and fould and surface water treatment

I refer to your consultation dated 19 June 2018 in respect of the above.

The site is located off a narrow unclassified highway where vehicular speeds are considered to be no more than 20mph due to the geometry of the road.

To ensure a safe access into the site I would recommend that the centre line of the new access is located a minimum of 12m from the end of the stone boundary wall of Hafod Adams.

It appears that two bridges have already been constructed to enable access to be taken over the river. I assume that the bridges have had permission from the relevant authority and that they have been constructed to the appropriate standard.

I recommend that any permission include the following condition:

CONDITION

**ZJ016
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres 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.

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

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

NOTES

NONSTD 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 lower 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.

perworthwaite

W Service Manager Environment