

MEMORANDUM

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

Our Ref: P/2018/0634 **Your Ref:** P/2018/0634

Date: 13 August 2018

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

Location: O. S Grid Ref: 2808 4326 Maelor Youth Club, Llangollen Road, Acrefair
Development: Demolition of former Maelor Youth Club, outline application for residential development and construction of new access

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

The site has a frontage on to Llangollen Road, a classified highway subject to a 30 mph speed limit for which 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 width of 6m is adequate and also allows adequate manoeuvrability for the parking and turning of vehicles within the site. Each proposed parking space should measure 2.4m x 4.8m

The access will need to be formed using a radius kerb rather than by a vehicular crossing.

It is unclear from the plans how many bedrooms are proposed for each dwelling; assuming that they are 2 bedroom dwellings then there is adequate off road parking provided. It would however be preferable to provide some visitor parking as it is likely that any visitors would have to park on the busy main Llangollen Road.

The pedestrian guardrail running the full frontage of the site on the adjacent footway will have to be removed and the footway adequately reinstated.

I recommend any permission include the following conditions:

CONDITIONS

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.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside 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 nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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) Detailed layout, design, drainage and construction of the proposed new access
- 2) Removal of pedestrian guardrail

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.

ZJ09 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.

ZJ07 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.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 6 metres.

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.


Service Manager Environment