

MEMORANDUM

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

Our Ref: P/2018/0654 **Your Ref:** P/2018/0654

Date: 6 September 2018

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

Location: O. S Grid Ref: 2903 5409 46 Cheshire View, Brymbo
Development: Construction of new vehicular access and off road parking area together with retaining wall (partly in retrospect)

I refer to your consultation dated 7 August 2018 in respect of the above.

I recommend that any permission include the following conditions

CONDITIONS

- ZJ13
026R
E05NA** **DROPPED KERB VEHICULAR ACCESS**
- The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
- ZJ21
038R** **MAXIMISING VISIBILITY**
- Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.
- 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.

NOTES

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.

Pete Douthwaite

MD Service Manager Environment