

MEMORANDUM

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

Our Ref: P/2018/0039 **Your Ref:** P/2018/0039

Date: 14 March 2018

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

Location: O. S Grid Ref: 3053 5383 Mondray, Francis Road, Moss, Wrexham.
Development: Renewal of outline planning permission for erection of 2 storey dwelling.
(previously granted under code no. P/2013/0050)

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

Francis Road is an unclassified road subject to a 30mph speed limit although typical vehicle speeds are around 20mph due to the geometry of the road. As this is a renewal of an existing outline permission I advise you that I do not intend to make any objection in this instance.

I recommend 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.
- ZJ11
039R ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.1 metres.
- ZJ19
038R VISIBILITY SPLAYS (NEARSIDE AND CENTRELINE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the south measured to the nearside edge of the adjoining highway, and 2.4 metres x 33 metres to the north easterly 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.

**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.

**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.

**ZJ23
035R**

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

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.

Peter D. Theva

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Service Manager Environment