

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/20165/0934	Your Ref:	P/2015/0934
Date:	18 October 2016		

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

Location: O. S Grid Ref: 3230 5350 South of Thirlmere Court, Glanllyn Road, Brymbo
Development: Retention and continued use of agricultural vehicular access
(previously granted temporary planning permission code under code P/2015/0594)

I refer to your revised consultation dated 11 October 2016 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit for which Welsh Government guidelines recommend visibility splays measuring 2.0 x 43m in both directions; which are achievable from the site access.

The access is for agricultural purposes only and will be used infrequently. There is adequate space provided for off road parking and turning.

Although the site was granted temporary planning permission in 2015 it does not appear that any of the conditions have been implemented.

If planning permission is granted to this application I would suggest that a time limit is attached within which the applicant must implement the conditions.

I recommend that any permission include the following conditions:

CONDITIONS

NONSTDC VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R

Within 28 days of this permission the vehicular access shall provide visibility splays of 2.0 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.

NONSTDC PAVEMENT CROSSING

050R

Within 28 days of this permission a pavement 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.

NONSTDC ACCESS SURFACE (5 metres)

043R

Within 28 days of this permission the vehicular access hereby approved shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

NONSTDC 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 **within 28 days of this permission** across the approved access to intercept any such run off prior to first use of the development.

Note to applicant

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.

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 kerblin 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.

Peter Worthwaite

W Service Manager Environment