

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0958	Your Ref:	P/2015/0958
Date:	27 January 2016		

Location: O. S Grid Ref: 2632 5361 Bryn Coch, Ruthin Road, Bwlchgwyn

Development: Removal of condition 03 of planning permission P/2008/0274 to allow annexe accommodation to be used as a separate dwelling and variation of condition 04 of that permission to allow garage and store to be used for purposes incidental to Bryn Coch or dwelling formed from the existing annexe.

I refer to your consultation 5 January 2016 in respect of the above.

The development site has an existing access on to a classified highway subject to a 30mph speed. The access previously suffered from severely substandard visibility in both directions; due to a 2m high conifer hedge along the norther boundary of the site and because the prevailing speed limit was derestricted.

Since the initial planning permission P/2008/0274 was granted the speed limit has dropped to 30mph.

The conifer hedge had now been replaced with a low 0.95m high fence which greatly improves visibility in a northerly direction from the site access. The removal of the hedge also improves inter-visibility for vehicles travelling along the A525 Ruthin Road.

The use of the building as a separate dwelling is unlikely to generate more than a nominal increase in traffic. Whilst visibility in both directions is still marginally below recommendations, there is considered to be significant highway benefit gained by the removal of the boundary hedge.

Adequate off road parking and turning area is proposed for both the existing and new dwelling.

Increasing the length of the dropped kerbs across the site frontage will require a separate permission from this department.

I recommend any permission include the following conditions:

CONDITIONS

ZJO7 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.

ZJO9 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

ZJ11 ACCESS WIDTH

039R

The vehicular access hereby approved shall be a minimum width of 4.5 metres.

NONSTDC MAXIMISING VISIBILITY

038R

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 for a distance of 25m to the north of the site access. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.

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.

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.

Peter Dathwa

As Service Manager Environment