

# MEMORANDUM

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|-----------------|-----------------------------|------------------|----------------------------------------------|
| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | P/2016/0613                 | <b>Your Ref:</b> | P/2016/0613                                  |
| <b>Date:</b>    | 13 September 2016           |                  |                                              |

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**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 3339 5622 Blackbrook Garage, Gresford Road, Llay

**Development:** Demolition of car sales unit and outline planning permission to erect 3 no. dwellings

I refer to your consultation dated 13 September 2016 in respect of the above.

The site is located on a classified highway subject to a 30 mph.

Visibility at the two proposed new accesses provides an improvement on the existing layout.

Adequate off road parking and turning is demonstrated on the submitted plan

I recommend that any permission include the following conditions:

## CONDITIONS

- |                                |                                                                                                                                                                                                                                                   |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ZJO7<br/>043R</b>           | <b>ACCESS SURFACE (5 metres)</b><br>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. |
| <b>ZJO9<br/>033R</b>           | <b>NO GATES</b><br>There shall be no gates or other means of enclosure across the vehicular access point within @@ metres of the highway boundary.                                                                                                |
| <b>ZJ13<br/>026R<br/>E05NA</b> | <b>DROPPED KERB VEHICULAR ACCESS</b><br>The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.                                                                                                             |

**ZJ14  
026R  
E03N**

**FOOTWAY REINSTATEMENT**

Prior to first use of the development, the highway fronting the existing vehicular access to be closed as part of this application shall be re-instated to full height footway in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority.

**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.

**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.

**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

*Peter Dethwatts*

*PN* Service Manager Environment