

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0680	Your Ref:	P/2016/0680
Date:	9 August 2016		

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

Location: O. S Grid Ref: 3400 5580 Moorfield, 148 Gresford Road, Llay
Development: Outline application for the erection of 1 no. 4 bedroom detached dwelling and formation of vehicular access

I refer to your consultation dated 19 July 2016 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit. Welsh Government guidelines recommend visibility splays measuring 2.4 x 43m in both directions which is achievable from the proposed access.

Adequate off road parking and turning provision is proposed.

The site has an existing outline planning permission (P/2015/0491)

I recommend that any permission include the following conditions

CONDITIONS

**ZJ15
038R** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)**

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 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.

**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.

**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.

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on the approved drawing 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
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.

**ZJ11
039R**

ACCESS WIDTH

The vehicular access hereby approved shall be a minimum width of 3.0m metres.

NOTE TO APPLICANT

NONSTD VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.

Peter Dorman

PM Service Manager Environment