

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0648	Your Ref:	P/2016/0648
Date:	1 August 2016		

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

Location: O. S Grid Ref: 3050 4777 Land adjacent to Norbre, Wrexham Road, Pentre Bychan

Development: Outline application for the erection of 1 dwelling

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

The site is located on a very busy classified highway currently subject to a 40mph speed limit. It is possible to provide adequate visibility from the proposed access on to B5605 Wrexham Road.

There are numerous accesses to single dwellings along this side of the Wrexham Road; there is no reason to request a right hand turn lane for an access to a single residential dwelling.

Any development will need to demonstrate an access of suitable radius to permit a vehicle to turn into the site in a single manoeuvre.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.5 metres.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 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.

**ZJ20
038R**

PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)

Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the edge of the footway to points 3.3 metres either side measured along the nearside edge of the carriageway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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.

**ZJ37
026R
E06N
E07N**

SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout of access radii

The scheme as is approved shall be fully implemented prior to first use of the development.

**ZJ38
050R**

PAVEMENT CROSSING

Prior to first use of development 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.

**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.

Peter Oatman

 Service Manager Environment