

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0458	Your Ref:	P/2016/0458
Date:	7 June 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3290 3470 Land north of Inglenook, North Road Ponciau
Development: Outline application for the erection of 1 detached dwelling with associated parking and new access

I refer to your consultation dated 16 May 2016 in respect of the above.

The proposed development site is accessed via an unadopted lane off North Road. The site already serves a number of dwellings and it is considered that any further development requires the unadopted road to be brought up to an adoptable standard between the site access and North Road prior to development.

As part of a separate application P/2015/0382 it is proposed to construct a 5.5m wide carriageway with pedestrian provision alongside to serve 24 dwellings plus the 6 already served off the road. An additional one dwelling won't significantly impact on these proposals.

Public footpath no. 23 (Rhosllanerchrugog) runs alongside the unadopted access road and continues in a north easterly direction through the development site. Any proposed residential development will need to accommodate this footpath to the satisfaction of the Highway Authority.

North Road itself is an unclassified road subject to a 20mph speed limit for which Welsh Government guidelines recommend the provision of visibility splays measuring 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (FOR HOUSE ACCESS)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 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 ACCESS ROAD

038R The access road between the site access and North Road shall be constructed to a standard suitable for Highways adoption prior to the first occupation of the dwelling hereby approved or another timescale as may have been agreed in writing by the Local Planning Authority.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NORTH ROAD JUNCTION)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 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.

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 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R

E06N

E07N 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, design, drainage and construction of the proposed new footway / carriageway,

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

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

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

Public footpath no. 23 (Rhosllanerchrugog) shall be accommodated within the development site to the satisfaction of the Highway Authority.

Peter Downes

MD Service Manager Environment