

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0606	Your Ref:	P/2016/0606
Date:	1 August 2016		

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

Location: O. S Grid Ref: 2807 4333 Bethania Chapel, Bethania Road, Acrefair
Development: Change of use of chapel to mixed use of place of worship and funeral parlour with extension, new porch and extension of garaging

I refer to your consultation dated 4 July 2016 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 25 mph due to the geometry of the road. It is proposed to create a new vehicular access in to the site. Although visibility at the proposed access will be marginally below Welsh government recommendations, it is considered that providing off road parking will be beneficial to the throughflow of traffic on Bethania Road as it reduces the number of cars potentially parked on the highway.

The location of the sign board may restrict visibility in a westerly direction; the board should be relocated in a more westerly position.

Whilst the site can accommodate turning provision for a hearse, it would appear to be quite a tight manoeuvre so the applicant should give some consideration to widening the garage access.

I recommend that any permission include the following conditions:

CONDITIONS

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.
----------------------	---

**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.

**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.

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

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
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 kerblin 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 Oathwaite

PM Service Manager Environment