

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0318	Your Ref:	P/2016/0318
Date:	25 April 2016		

Location: O. S Grid Ref: 2820 4330 Glanllyn, Bethania Road, Acrefair

Development: Application for approval of reserved matters for planning permission P/2015/0748 for the erection of 1 no. dwelling on land adjoining Glanllyn.

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

The development site has access on to a classified highway subject to a 30 mph speed limit. Vehicular speed is considered to be no greater than 25mph from the west and 20 mph from the east. Welsh Government guidelines recommend visibility splays of 2.0 x 33m to the west and 2.0 x 25m to the east which is achievable from the proposed site access.

It is possible to provide these splays from the proposed new access location.

Any new development on a classified highway would normally require off road turning provision. However I note that most of the existing dwellings on the road do not provide such a facility and it is considered in this instance a turning facility is unnecessary.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ017 038R VISIBILITY SPLAYS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres to the east and 2.0 metres x 33 metres to the west 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07 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.
- ZJ13**
026R
E05NA **DROPPED KERB VEHICULAR ACCESS**
The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
- 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.
- 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.

Note to Applicant

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.

Pete Owen

MA Service Manager Environment