

MEMORANDUM

From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/P/2015/0622

Your Ref: SW/P/2015/0622

Date: 31th May 2016

Town and Country Planning Act 1990

Section 78 Appeal @ Bank Farm Caravan Park, Whitchurch Road, Raggs Hill, Bangor on Dee.

I am satisfied with my previous response made to this application (copy attached) and wish to inform you that I have no further comments to add.

Peter Watkins

mw Service Manager Environment

MEMORANDUM

From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2015/0622

Your Ref: PF/P/2015/0622

Date: 4th September 2015

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 396 450 Bank Farm Caravan Park, Whitchurch Road, Raggs Hill, Bangor on Dee.

Development: Outline application for erection of 2 dwellings with all detailed matters reserved for further approval.

I refer to your consultation dated 20/08/2015 in respect of the above.

The proposed development site is located on an unclassified highway off the A525 Whitchurch Road which is subject to a 40mph speed limit. However, I would estimate typical vehicle speeds along this section at being around 20mph given the geometry of the road.

There are two potential access points onto the A525 Whitchurch Road. Both access points provide adequate visibility splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

In terms of the proposed access points serving the 2 no. dwellings, I comment as follows:-

Any proposed access shall be a minimum width of 3m, paved with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates within 5m of the highway boundary.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar shall be installed across the access points to intercept any such run-off.

I would recommend that each access provides visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. The provision of such splays may require the partial removal / setting back of the existing hedgerow fronting the site.

The applicant will need to apply for s.184 consent in order to construct both access points.

The existing section of carriageway / footway fronting the site is in relatively poor condition and would benefit from a scheme of re-surfacing. However, a condition requiring the developer to carry out / fund such improvements cannot be justified in this instance.

