

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0372	Your Ref:	P/2015/0372
Date:	14 January 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2950 5400 Former school buildings, High Street, Brymbo

Development: Demolition of existing building and erection of 12 dwellings and construction of new access

I refer to your revised consultation dated 15 October 2015 in respect of the above.

The development site is located on a classified highway subject to a 30 mph speed limit. The road is 6.1 m wide but the western side of carriageway is used to provide parking for residents in Maelor View which is directly opposite the site. This has the impact of narrowing the road to an effective carriageway width of approximately 4.5m. The eastern side of the carriageway (the development side) is protected by double yellow lines.

An outline planning permission was granted for residential development at this site in 2004 (P/2004/0937) including the provision of vehicular and pedestrian access to the north eastern corner of the site.

The revised plans propose access from the northern end of the site in a broadly similar position to the existing site access. The access provides adequate visibility on to the highway.

Adequate off road parking provision is proposed within the site boundary.

A bus stop pole in the footway to the north of the access and a crossroad sign to the south will require relocating to the back of the new 2m wide footway.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ10
039R

ACCESS APPROVED AS PART OF APPLICATION

E05NA Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. @@@@. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.

**ZJ15
038R** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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.

**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.

**ZJ35
050R** **NEW 2.0 METRE FOOTWAY**

Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

**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, design, drainage and construction of the proposed new footway and carriageway,
- 2) Relocation of bus stop pole and crossroads sign

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

**ZJ45
026R** **CONSTRUCTION TRAFFIC MANAGEMENT PLAN**

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
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 o'mahony
Service Manager Environment