

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0347	Your Ref:	P/2016/0347
Date:	5 May 2016		

Location: O. S Grid Ref: 2794 5315 Mountain View, Pentre Saeson, Bwlchgwyn
Development: Construction of new vehicular and pedestrian access and driveway (blocking up existing entrance)

I refer to your consultation dated 14 April 2016 in respect of the above.

The site is located on a classified highway subject only to the national speed limit. The existing access is approximately 15m from the crossroads of Brymbo Road and Minera Road. The proximity of the access to the crossroads junction causes visibility issues.

The location of the new access will improve visibility. The gates will be set back 10m to allow horse trailers to pull off the highway.

The proposed access will enhance highway safety in the vicinity of the site.

I recommend that any permission include the following conditions:

CONDITIONS

- | | |
|----------------------|---|
| ZJ02
026R | ACCESS TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS
The existing vehicular access as shown on approved plan no. @@@ shall be permanently closed up prior to first use of the new vehicular access hereby approved. |
| 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. |

**ZJO8
043R**

ACCESS SURFACE (10metres)

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 10 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 10 metres of the highway boundary.

**ZJ39
026R**

VERGE CROSSING

Prior to first use of development a verge 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.

**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

NONSTDN VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.

Peter Vorkwank

PV Service Manager Environment