

MEMORANDUM



From: Service Manager, Environment

To: Chief Planning Officer

Our Ref: DC/PD/2011/0922

Your Ref: JS/P/2011/0922

Date: 23 January 2012

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

Location: O. S Grid Ref: 3090 5210 Land adjoining Roslyn, 7 Rosehill, Brynteg
Development: Erection of four bedroom dwelling and alteration to access

I refer to your consultation dated 03 January 2012 in respect of the above.

The development site has a proposed access on to an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20mph. Welsh Government guidelines recommend the provision of visibility splays measuring 2.4 x 25m in both directions which it appears possible to achieve.

There is an existing 1.8m wide footway on the Rose Hill boundary of the site. It would be beneficial to highway safety to extend the footway by approximately 7m into Maes Eithen.

It is possible to achieve adequate visibility on to Bryn Eithen from the proposed 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. |
| ZJ19
038R | VISIBILITY SPLAYS (NEAR SIDE AND CENTRELINE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres to the north measured to the near side edge of the adjoining highway, and 2.4 |

metres x 25 metres to the south west measured to the centreline 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.

ZJ22

PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

The vehicular parking and turning areas as shown on the approved drawing 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.

NONSTDC NEW FOOTWAY

050R

Prior to first use of the development a footway shall be constructed to along the Bryn Eithen site frontage, to extend from the existing Rose Hill footway for a distance of approximately 7m in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

ZJ37

SUBMISSION OF FURTHER DETAILS

026R

E06N

E07N

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.

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

ZJ39

VERGE CROSSING

026R

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

NO PRIVATE SURFACE WATER RUN OFF

026R

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

NOTE

NONSTDN CONSTRUCTION OF FOOTWAY

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway intended for adoption by the Council under the Highways Act

1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729689 for further guidance.

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.

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

Peter Doran

P.P. Service Manager, Environment