

MEMORANDUM



From: Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2011/0762

Your Ref: SJG/P/2011/0762

Date: 14 November 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2510 5310 Bryn Tirion, Ruthin Road, Bwlchgwyn

Development: Agricultural access

I refer to your consultation dated 24 October 2011 in respect of the above.

The proposed access is located on a classified highway subject only to the national speed limit although vehicular speed is considered to be approximately 40mph due to the geometry of the road. For a 40mph speed Welsh Assembly Guidelines recommend that any new access provides visibility splays measuring 2.4 x 120m in both directions.

It appears possible to achieve these splays from the proposed access location.

I recommend that any permission include the following conditions:

CONDITIONS

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 120 metres in both directions measured to the near side 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 near side edge 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.

ZJ09

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.

ZJ11
039R

ACCESS WIDTH

The vehicular access hereby approved shall be a minimum width of 5 metres.

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 provided across the approved access to intercept any such run off 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.

NOTES

NONSTD

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 lower the kerbline and 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.



Infrastructure Manager