

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0071

Your Ref: P/2011/0071

Date: 25 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2830 5580 Land adjacent to 36 Watts Dyke, Llay

Development: Erection of 2 storey 3 bedroom dwelling and extension to existing dwelling.

I refer to your consultation dated 04 February 2011 in respect of the above.

The site is located on an unclassified highway subject to a 30 mph speed limit. It is possible to achieve adequate visibility from the proposed site access.

Parking provision for both dwellings is concurrent with the recommended standards of LPGN 16. Given that the road is unclassified it is not necessary to provide an off road turning facility.

The drawings indicate that the driveway will be opened up to an 8.5m width. The applicant will need to apply for permission to extend the dropped vehicular access.

The relocation of the existing street light is considered to be acceptable to the highway authority. However the street light is owned by the Llay Community Council and the applicant will need their consent to relocate the column. Should the community council consent to its relocation the applicant will have to enter into agreement with the Council to fund the works.

I recommend that any permission include the following conditions:

CONDITIONS

ZJO9 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary

ZJO7 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials for a minimum distance of 5 metres behind the adjoining highway.

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.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R 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.

ZJ38 PAVEMENT CROSSING

050R Prior to first use of development a pavement 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.

NONSTDC RELOCATION OF STREET LIGHT

NONSTDR No part of the development shall commence until a scheme detailing the relocation of the street light has been submitted to and approved in writing by the Local Planning Authority:
The scheme as is approved shall be fully implemented prior to first use of the development.

NOTES

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.

E05NA FOOTWAY 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 footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.

RELOCATION OF STREET LIGHT

The applicant is advised that they will need two separate agreements to relocate the street light. They will firstly need consent from Llay Community Council that the street light can be relocated. If consent is granted then they will then need to enter into agreement with the Councils Environment department to fund the relocation of the light.



Infrastructure and Planning Manager