

# MEMORANDUM



---

**From:** Infrastructure Manager

**To:** Chief Planning Officer

**Our Ref:** PD/2011/0778

**Your Ref:** SEH/P/2011/0778

**Date:** 8 November 2011

---

**TOWN AND COUNTRY PLANNING ACT 1990.**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.**

**Location:** O. S Grid Ref: 2940 3840 Kerveda, Chapel Lane, Chirk

**Development:** Erection of 3 bedroom dormer bungalow

I refer to your consultation dated 27 October 2011 in respect of the above.

The site is located off an unclassified highway known as Chapel Lane subject to a 30 mph speed limit although vehicular speed is considered to be no more than 25mph due to the traffic calming features along its length.

The footway fronting the site is only 1.7m wide with a 2m high boundary hedge behind. Welsh Government guidelines recommend the provision of visibility splays measuring 2.4 x 33m; this is achievable but will result in the loss of or reduction in height of part of the existing boundary hedge.

Adequate off road parking is provided within the curtilage of the site.

I recommend that any permission include the following conditions:

## **CONDITIONS**

**ZJ07 ACCESS SURFACE (5 metres)**

043R

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.

**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.

**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.

**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.

**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 33 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.

**ZJ20 PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)**

038R Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the edge of the footway to points 3.3 metres either side measured along the near side edge of the carriageway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

***Note to applicant***

**E02N HIGHWAY SUPPLEMENTARY NOTES**

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".



Infrastructure Manager