

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: PD/2011/0710

Your Ref: MP/P/2011/0710

Date: 22 November 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: Land to rear of 49 First Avenue, Gwersyllt

Development: Submission of reserved matters pursuant to outline planning permission no. P/2007/1239 (design, appearance, landscaping, access and layout). Erection of 1 no. single storey dwelling.

I refer to your revised consultation dated 7 November 2011 in respect of the above site.

The submitted plan appears to adequately address the reserved matters relating to highway conditions 6 & 7 of outline planning permission P/2007/1239.

I recommend that any permission includes 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.

ZJ09 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.

ZJ017 VISIBILITY SPLAYS (NEARSIDE)

038R

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4metres x 18 metres to the north west and 2.4metres x 25 metres to the south 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTDC PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

The vehicular parking and turning areas as shown on 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.

ZJ20
038R

PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)

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 nearside 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.

ZJ11
039R

ACCESS WIDTH

The vehicular access hereby approved shall be a minimum width of 4.1 metres

NONSTDC NEW 2.0 METRE FOOTWAY

050R

Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage to provide a continuous link with the existing footway on First Avenue in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

NONSTDC 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 a 2m wide footway along the entire site frontage to provide a continuous link with the existing footway on First Avenue

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

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.

NOTES

E02NA

HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes on the enclosed "Applicants' Rights and General Information".

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.

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 729696 for further guidance.



Infrastructure Manager