

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer

Our Ref: PD/2011/0479

Your Ref: P/2011/0479

Date: 11 October 2011

Town and Country Planning Act 1990

Section 78 Appeal at land west of The Bungalow Princes Road Rhosllanerchrugog

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of that response is attached for your information.

Infrastructure and Planning Manager

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0479

Your Ref: P/2011/0479

Date: 27 July 2011

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

Location: O. S Grid Ref: 2910 4630 Land west of the Bungalow, Princes Road, Rhos

Development: Erection of 1 no. dormer bungalow

I refer to your consultation dated 13 July 2011 concerning the above.

The site is located on an unclassified road within a 30 mph speed limit although vehicular speed is considered to be no more than 15 mph due to the geometry of the road.

The site has been informally used as a small car parking area for a number of years by people leaving their vehicles to shop in the village centre. Princes Road itself is also subject to on street parking by shoppers. Visibility at the access is considered acceptable given that the car park has been used continuously for a number of years.

It is considered that the traffic generated by the proposal will be substantially less than that of its previous use as an informal car parking area for the bank and that this proposal is not detrimental to highway safety.

Parking provision is concurrent with the recommendations of LPGN 16.

I recommend 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. |

- ZJ22**
035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing(s) No(s). C7626/08 /B A 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**
026R **NO PRIVATE SURFACE WATER RUN OFF**
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.
- ZJ21**
038R **MAXIMISING VISIBILITY**
Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

NOTES

- 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 and Planning Manager