

MEMORANDUM



From: Service Manager, Environment

To: Chief Planning Officer

Our Ref: PD/2012/0008

Your Ref: MP/P/2012/0008

Date: 19 January 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2590 4270 Gwel y Dyffryn, Trevor Road, Garth

Development: Renewal of previously approved planning permission for construction of vehicular access to serve existing dwelling.

I refer to your consultation dated 06 January 2012 in respect of the above.

Garth Road is a classified highway subject to a 30 mph speed limit. Traffic is considered to travel at a maximum of 25 mph due to the geometry of the road.

It is possible to achieve visibility splays of 2.4 x 33m in both directions to the nearside edge of the adjoining carriageway, from the proposed access.

I recommend that any permission include the following conditions:

CONDITIONS

E06C NO GATES WITHIN 5 METRES

026R

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

043R

The proposed access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

NONSTD NO WATER TO FLOW ONTO HIGHWAY

026R

No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

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 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.

Note to applicant

E05N FOOTWAY CROSSING LICENCE

A licence will need to 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. The licence is a separate form and will need to be obtained from the Highways Department, Wrexham County Borough Council. Telephone no: 01978 729670.

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".

Peter Downhams

P.P. Service Manager, Environment