

MEMORANDUM



From: Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2011/0779

Your Ref: MP/P/2011/0779

Date: 4 November 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2890 4590 Land off Bryn Glas, Rhosllanerchrugog

Development: Outline application for demolition of existing dwelling and construction of 3 no. 2 storey 4 bed dwellings

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

The development site is at the end of a cul de sac on an unclassified highway that is subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road.

The road is generally 5m wide and serves approximately 37 existing properties. The existing turning head at the end of the cul de sac adequately caters for general vehicular use.

The proposed development will result in an overall increase of two dwellings being served off Bryn Glas. Given the width of the road and the small increase in traffic generation I do not anticipate that this having a detrimental impact on the highway.

The proposed road extension is of adequate width to serve the 3 new dwellings; this road will remain in private ownership and will not be adopted by the Council. Adequate parking is provided for each of the proposed dwellings.

I recommend any permission include the following conditions:

ZJ017
038R

VISIBILITY SPLAYS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres to the north and 2.4 metres x 15 metres to the west 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 SUBMISSION OF FURTHER DETAILS

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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:

- Layout, design, drainage and construction of the proposed private driveway

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

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.



Infrastructure Manager