

MEMORANDUM



From: Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2011/0709

Your Ref: MP/P/2011/0709

Date: 17 October 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3260 5380 Queens Head PH, Glanllyn Road, Bradley

Development: Submission of reserved matters pursuant to outline planning permission P/2010/0871 (design, appearance, landscaping, access and layout)
Residential development consisting of 13 no. dwellings.

I refer to your consultation dated 29 September 2011 in respect of the above.

The site has an existing outline planning permission P/2010/0871.

There are six proposed dwellings with access on to Park Wall Road, all of which provide adequate visibility on to the highway. There is no requirement to provide turning areas along this unclassified highway. The footway across the front of the site is only 1.4m wide and will require widening to 2m.

The seven remaining dwellings are served by two separate accesses both of which provide adequate visibility on to Glanllyn Road. Each access is required to be a minimum of 4.5m width to permit the simultaneous passage of vehicles.
A scheme of footway improvements is required along the Glanllyn Road frontage.

Adequate off road parking is provided for each of the 13 dwellings.

I recommend that any permission include the following conditions.

CONDITIONS

NONSTDC SUBMISSION OF FURTHER DETAILS (PEDESTRIAN IMPROVEMENTS)

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, and construction of a footway widening scheme on:
 - The Glanllyn Road side of the development

- The Park Wall Road side of the development

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.

ZJO7 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.

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

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.

NONSTDC ACCESS WIDTH

039R Both vehicular accesses on Glanllyn Road hereby approved shall be a minimum width of 4.5 metres.

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 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.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

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 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 nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Note to applicant

NONSTDN CONSTRUCTION OF FOOTWAY

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a widened 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.

E02NA HIGHWAY SUPPLEMENTARY NOTES

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

E05NA FOOTWAY CROSSING LICENCE

A licence should 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. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.

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.



Infrastructure and Planning Manager