

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: PD/2011/0593

Your Ref: PF/P/2011/0593

Date: 13 October 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2670 5330 Front garden of Alderley, Brymbo Road, Bwlchgwyn

Development: Erection of single storey dwelling, garage, access drive and turning area

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

The site is located on a classified highway subject to a 20 mph speed limit for which TAN 18 recommends visibility splays measuring 2.4 x 25m.

The submitted plans demonstrate that adequate splays can be achieved from the proposed access; whilst also improving visibility from the existing access to Alderley.

To provide adequate visibility some of the existing banked frontage to the site will be removed. A scheme demonstrating how the resultant splayed area alongside the existing carriageway (shown hatched on the submitted plans) will be surfaced must be submitted prior to commencement of development.

A white edge road marking will be required to delineate the edge of carriageway across the full site frontage.

Adequate off road parking and turning facilities are provided within the curtilage of the site.

The removal of part of the front bank may mean that the existing school warning sign needs relocating.

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.

ZJ19
038R

VISIBILITY SPLAYS (NEAR SIDE AND CENTRELINE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4metres x 25 metres to the east measured to the near side edge of the adjoining highway, and 2.4 metres x 25metres to the west measured to the centreline 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.

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 the area shown hatched on the approved plan.
- 2) Road markings along site frontage
- 3) Relocation of the existing school warning sign

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.

A handwritten signature in black ink, appearing to be 'JMP' followed by a stylized flourish.

Infrastructure and Planning Manager