

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0415

Your Ref: SJG/P/2011/0415

Date: 4TH July 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 372 576 40 Waverley Crescent, Rossett, Wrexham.

Development: Erection of detached two bedroom bungalow.

I refer to your consultation received on 30/06/2011 including revised layout plan (Drg. No. VH/Rossett/01/A-2) in respect of the above.

I have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R No part of the development shall commence until a scheme detailing the construction of
E06N the following has been submitted to and approved in writing by the Local Planning
E07N Authority:

- 1) *Detailed layout, design, drainage and construction of the proposed new footway/ carriageway,*
- 2) *Road widening*

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 approved drawing ref: VH/Rossett/01/A-2 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.

ZJ02 ACCESS TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS

026R The existing vehicular access as shown on approved plan no. VH/Rossett/01/A-2 shall be permanently closed up prior to first use of the new vehicular access hereby approved.

ZJ07 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.

- ZJ09** **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.
- 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 back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. 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.
- 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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Note to applicant:

- *The proposed footway including carriageway widening should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.*

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out.

- *I understand that the unadopted access road running alongside the development site is Housing Land and I would recommend that you liaise with the WCBC Asset & Development Manager Housing & Public Protection – Mr. Alan Jenkins (Tel: 01978 315359) to discuss these proposals.*

Alan Jenkins has confirmed that the first section of the unadopted access road can be transferred to the Highway Authority for future maintenance at public expense. I would recommend that the strip of garden land beyond the proposed shared access is offered to the Housing Department for any future widening scheme.

A handwritten signature in dark ink, appearing to read "Jim Hank". The signature is fluid and cursive, with a large initial "J" and a stylized "H".

Infrastructure and Planning Manager