

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0518

Your Ref: P/2011/0518

Date: 11 August 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2880 4070 Pentre CP School, Pentre, Chirk

Development: Single storey extension and formation of new vehicular and pedestrian access.

I refer to your consultation dated 22 July 2011 in respect of the above.

The site is located on an unclassified highway subject to a 30mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road.

The proposed access provides adequate visibility splays in both directions. The reduction in height of the school boundary wall will greatly improve visibility from the private road to the east of the development.

It is considered that the proposal will be beneficial to highway safety by providing off road parking out of hours school functions.

I recommend that 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.

ZJ19
038R

VISIBILITY SPLAYS (NEARSIDE AND CENTRELINE)

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 west measured to the nearside edge of the adjoining highway, and 2.4 metres x 25 metres to the east 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.

ZJ13 DROPPED KERB VEHICULAR ACCESS

026R

E05NA The vehicular access hereby approved shall take the form of a dropped vehicular crossing.

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.

NOTE TO APPLICANT

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 Environment Department of Wrexham County Borough Council on telephone 01978 729670



Infrastructure and Planning Manager