

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0691

Your Ref: P/2011/0691

Date: 20 October 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2950 5220 St Albans Church, St Albans Road, Tanyfron

Development: Change of use from church to residential property including new vehicular access and double garage with solar panels and installation of roof lights.

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

The site is located on an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 25 mph due to the geometry of the road.

For a new vehicular access on to St Albans Road, Welsh Government guidelines recommend the provision of visibility splays measuring 2.4 x 33m in both directions. This is achievable from the proposed site access.

There is ample space within the site to provide adequate off road parking and turning provision.

The applicant will need to enter into agreement with the Council to create a vehicular dropped crossing into the site over the existing footway.

I recommend that any permission include the following condition:

CONDITIONS

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.

- 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 for a minimum distance of 5 metres behind the adjoining highway.
- ZJ46**
026R **NO PRIVATE SURFACE WATER RUN OFF**
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.
- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)**
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.
- ZJ38**
050R **PAVEMENT CROSSING**
Prior to first use of development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

NOTES

- 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.
- 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.



Infrastructure and Planning Manager