

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0506

Your Ref: P/211/0506

Date: 26 August 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2830 4180 Station House, Newbridge Road, Newbridge

Development: Erection of two storey dwelling

The site has an existing access on to a classified highway subject to a 30 mph speed limit for which the Welsh Assembly Guidelines TAN 18 recommends the provision of visibility splays measuring 2.4 x 56m.

The proposed site is to be split into two with the existing house being served by a new access and the proposed dwelling being served by the existing access.

The existing access is below recommended standards but given that there is no proposed increase of traffic generated through the access then I do not raise any objection to the proposed use and will not be recommending any improvements to the access. I note however that due to the proposed improvement to the existing access that a telegraph pole becomes more exposed to potential vehicular collision; this will need to be relocated to the rear of the footway against the boundary wall.

It is possible to create adequate visibility splays from the proposed new access; forward visibility also satisfies current guidelines. The access is considered to be of adequate width and gradient.

Adequate off road parking and turning facilities are provided for both the existing and proposed dwellings.

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.

- ZJ09**
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
- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 metres in both directions measured to the near side 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 near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ22**
035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
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** **SUBMISSION OF FURTHER DETAILS**
026R
E06N
E07N No part of the development shall commence until a scheme detailing the relocation of the telegraph pole 1 metre north of the existing access has been submitted to and approved in writing by the Local Planning Authority:

The scheme as is approved shall be fully implemented prior to first use of the development.
- ZJ05**
039R **ACCESS GRADIENT**
The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%) for the first 5 metres behind the highway boundary.
- 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.
- 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.

NOTE TO APPLICANT

- 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.

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 729670.

for  Infrastructure and Planning Manager