

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0302	Your Ref:	MP/P/2011/0302
Date:	17 th May 2011		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 357 464 Pool House, Overton, Marchwiel.

Development: New vehicular access.

I refer to your consultation dated 31/01/2011 and submission of revised plan (Drg. No. 233/01 Rev A) in respect of the above.

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

CONDITIONS

- ZJ017** **VISIBILITY SPLAYS (NEARSIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 90 metres to the south and 2.4 metres x 215 metres to the north 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 of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ11** **ACCESS WIDTH**
039R The vehicular access hereby approved shall be a minimum width of 3.0 metres.
- 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.
- 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.

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.

ZJ02
026R

ACCESS TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS

The existing vehicular access as shown on the approved plan shall be permanently closed up prior to first use of the new vehicular access hereby approved.

Supplementary Notes

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

Note:

In order to construct the new access, the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

Please contact our Network Assistant – Jo Giles on Tel: 01978 729670 for further details.



Infrastructure and Planning Manager