

# MEMORANDUM



**From:** Infrastructure and Planning Manager

**To:** Chief Planning Officer

**Our Ref:** TH/DC/PD/2011/0498

**Your Ref:** P/211/0498

**Date:** 25 August 2011

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**TOWN AND COUNTRY PLANNING ACT 1990.**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.**

**Location:** O. S Grid Ref: 2940 4600 9 Cemetery Road, Rhos

**Development:** Two storey side extension

I refer to your consultation dated 29 July 2011 in respect of the above.

The site is located on an unclassified highway subject to a 30 mph speed limit.

The existing 3 bedroom dwelling has adequate off road parking provision. The proposed extension changes the 3 bedroom dwelling into a 5 bedroom dwelling and consequently increased parking provision is required.

The application demonstrates the provision of four parking spaces to the front of the dwelling which is concurrent with LPGN 16 recommendations. The applicant will require a separate consent from the Highway Authority to construct a widened vehicular access into the site.

I recommend that any permission include the following conditions:

## **CONDITIONS**

- |                      |                                                                                                                                                                                                                                                                                                                         |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ZJO7</b><br>043R  | <b>ACCESS SURFACE (5 metres)</b><br>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.                                                                       |
| <b>ZJO9</b><br>003R  | <b>NO GATES</b><br>There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary                                                                                                                                                                        |
| <b>ZJ21</b><br>0038R | <b>MAXIMISING VISIBILITY</b><br>Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be |

provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

**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.

**ZJ38**

**PAVEMENT CROSSING**

050R

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**

**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".

*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 kerblin 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