

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0182

Your Ref: SEH/P/2011/0182

Date: 31st March 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 355 552 Garden area east of The Laurels, Pant Lane, Gresford, Wrexham.

Development: Submission of reserved matters pursuant to outline planning P/2008/0099 (Access, appearance, landscaping and layout). Erection of single storey dwelling, construction of new vehicular and pedestrian access and installation off septic tank.

I refer to your consultation dated 15/03/2011 in respect of the above.

The development site is located on Pant Lane which is a classified road subject to a 30mph speed limit.

Manual for Streets would normally require any proposed access to provide visibility splays of 2.0 x 56m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

Any proposed access would also need to provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.

It would appear possible to provide the required visibility splays from the existing and proposed accesses. However, alterations to the existing boundary wall / fence / hedging along this section will be required in order to provide the required splays.

Any proposed access shall be a minimum width of 3.0m for a minimum distance of 5m behind the adjoining highway. Any proposed access shall be surfaced using hard bound materials for a minimum distance of 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary (back of footway).

Parking and turning provision at the proposed development site appears adequate.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

- NONSTD 038R** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the existing / proposed vehicular accesses 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 carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- NONSTD 039R** **PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)**
Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the existing / proposed vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- NONSTD 039R** **ACCESS WIDTH**
The vehicular accesses hereby approved shall be a minimum width of 3.0 metres.
- NONSTD 043R** **ACCESS SURFACE (5 metres)**
Prior to first use of the vehicular accesses hereby approved, the accesses shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
- NONSTD 033R** **NO GATES**
There shall be no gates or other means of enclosure across the vehicular accesses within 5 metres of the highway boundary.
- NONSTD 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 accesses 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.

Supplementary Notes

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

Notes

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.



Infrastructure and Planning Manager