

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0306

Your Ref: P/2011/0306

Date: 17 May 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2970 4680 Land west of Haulfryn, Fennant Road, Ponciau

Development: Submission of reserved matters pursuant to outline planning permission P/2007/1308 (design, appearance and landscaping). Erection of 1 no. 2 bedroom detached dwelling and provision of 4 no. off street parking spaces.

I refer to your consultation dated 28 April 2011 in respect of the above.

The site was granted outline planning permission in 2008 for the erection of one dwelling.

The submitted plans demonstrate that adequate visibility will be provided from the proposed new access. Adequate car parking facility is provided.

The outline planning conditions required the provision of a 2m footway across the full site frontage. Although this is not demonstrated on the submitted plans the splayed access proposed will provide improved facility for pedestrians and is therefore considered to be adequate. The splayed area will however need to be dedicated as highway and therefore constructed to an adoptable highway standard.

The construction of the new retaining walls will require preliminary highway authority approval.

I recommend that any permission include the following conditions:

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.

- ZJ19**
038R **VISIBILITY SPLAYS (NEAR SIDE AND CENTRELINE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 metres to the west measured to the near side edge of the adjoining highway, and 2.4 metres x 56 metres to the east measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- 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
- ZJ07**
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.
- 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.
- ZJ20**
038R **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 vehicular access 2.4 metres back from the edge of the footway to points 3.3 metres either side measured along the near side edge of the carriageway. 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.
- ZJ01**
026R
E03N **EXISTING ACCESS TO BE CLOSED**
The existing vehicular access as shown on the approved plan shall be permanently closed up prior to first use of any part of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority.
- ZJ05**
039R **ACCESS GRADIENT**
The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).
- ZJ11**
039R **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.1 metres.

ZJ37 SUBMISSION OF FURTHER DETAILS

026R

E06N

E07N

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, drainage and construction of the proposed access splay / footway.
- 2) Boundary retaining walls

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 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.

N08N

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway intended for adoption by the Council under the Highways Act 1980 and also new retaining walls. It is essential therefore that the detailed proposals are submitted to the highway authority and confirmed as acceptable BEFORE development commences.

Please contact:

*Infrastructure and Planning Manager, Abbey Road Depot, Wrexham Industrial Estate
Tel: 01978 729672*



Infrastructure and Planning Manager