

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/P/2011/0226

Your Ref: P/2011/0226

Date: 15 April 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3020 4800 Holly Lodge, Pentre Bychan Road, Pentre Bychan

Development: Proposed change of use of agricultural land to private garden, closure of existing access and creation of new access, construction of single storey single bay garage.

I refer to your consultation dated 11 April 2011 in respect of the above.

The site is located on an unclassified highway subject only to the national speed limit although vehicular speed is considered to be no more than 30mph due to the geometry of the road. TAN 18 recommends visibility splays of 70m.

Visibility at the existing access is restricted to approximately 2.4 x 10m in both directions to the centre line due to the 2m high holly hedge on the boundary of the property. It may be possible to improve these splays to 2.4 x 25 to the north 2.4 x 45 to the south but this would require all the boundary hedge to be reduced to below 1m in height.

Visibility at the proposed access will be approximately 2.4 x 33m to the north (centre line) and 2.4 x 90m to the south (nearside edge).

Although the access will still be below recommended standards, it will represent a significant improvement on the existing.

If permission is granted the existing access must be permanently closed to vehicular traffic.

I recommend that any permission include the following conditions:

CONDITIONS

ZJO9

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

- 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 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.
- ZJ39**
026R **VERGE CROSSING**
Prior to first use of development a verge 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.
- ZJ02**
026R **ACCESS TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS**
The existing vehicular access as shown on approved plan shall be permanently closed up prior to first use of the new vehicular access hereby approved.
- 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.
- ZJ19**
038R **VISIBILITY SPLAYS (NEARSIDE AND CENTRELINE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4metres x 90 metres to the south measured to the nearside edge of the adjoining highway, and 2.4 metres x 33 metres to the north 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.

NOTES

- 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** **VERGE CROSSING LICENCE**
A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the

highway verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.

A handwritten signature in black ink, appearing to read 'M. H. A.', is positioned above the title.

Infrastructure and Planning Manager