

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/P/2011/0236

Your Ref: P/2011/0236

Date: 18 April 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3240 5400 34 Heol y Parc, Bradley

Development: Construction of new vehicular access

I refer to your consultation dated 06 April 2011 in respect of the above.

The development site is situated on a classified highway subject to a 30mph speed limit for which Welsh Assembly Guidelines recommend the provision of visibility splays measuring 2.4 x 43m in both directions. It is not possible to achieve these splays from the site in land under the applicants control.

It is Council policy that private drives served off a classified highway require the provision of a standard turning area; it appears is unlikely that this can be provided.

I would normally recommend that the application be refused due to inadequate visibility and lack of turning facility.

However given there are 5 neighbouring properties in the vicinity of the site that have existing vehicular accesses with similar shortcomings I consider that an objection is unjustifiable in this instance.

I recommend that any permission include the following conditions:

CONDITIONS

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

043R The proposed access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

NONSTD NO WATER TO FLOW ONTO HIGHWAY

026R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

J37C HEIGHT OF BOUNDARY ENCLOSURE

026R The height of the highway boundary means of enclosure shall not exceed 1 metre in height above the level of the nearside edge of the adjoining carriageway.

Note to applicant

E05N FOOTWAY CROSSING LICENCE

A licence will need to be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. The licence is a separate form and will need to be obtained from the Highways Department, Wrexham County Borough Council. Telephone no: 01978 297158.

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".



Infrastructure and Planning Manager