

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0199

Your Ref: P/2011/0199

Date: 8 July 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2900 2820 Chirk Court Care Home, Maes y Waun, Chirk

Development: Demolition of existing single storey 30 bedroom residential care home and phased construction of new two storey 72 bedroom EMI nursing facility.

I refer to your revised consultation received 24 June 2011 in respect of the above site.

The development site is located on a private driveway accessed via the unclassified highway Maes y Waun.

The existing access is to be closed and a new access formed on to the classified highway B5070. Adequate visibility is readily achievable but this will impact on the existing boundary hedge.

To achieve adequate visibility whilst minimising the loss of the hedge it is proposed to remove 25 metres of the existing hedge to create the site access and plant a new hedge behind the visibility splay lines leaving a gap of 10m at the point of access to the site. The remainder of the existing hedge will also be trimmed back by approximately 0.25m so it does not overhang the footway.

The proposed extension increases the number of bedrooms at the site to 72. LPGN 16 recommends the provision of 1 parking bay per 3 bed spaces which equates to 24 spaces - adequate parking provision has been demonstrated on the submitted plans.

The existing access is not considered suitable for use by HGV and works traffic required to construct the new development. A condition should be attached to ensure that the new access is created prior to any work being undertaken on the new nursing facility; all construction traffic should then be limited to this new access.

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.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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

ZJO8 ACCESS SURFACE (10metres)

043R 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 10 metres behind the adjoining highway.

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.

NONSTD EXISTING ACCESS TO BE CLOSED

026R
E03N The existing vehicular access as shown on the approved plan shall be 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.

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:

- Detailed layout, design, drainage and construction of the proposed new access.

The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ45

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.



Infrastructure and Planning Manager