

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0364

Your Ref: P/2011/0364

Date: 05 July 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3170 3330 2 Maes Enion, Tregeiriog

Development: Creation of new vehicular access

I refer to your consultation dated 02 June 2011 in respect of the above.

The development site is located 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 which is considered to be achievable from the proposed access.

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

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

However given that the neighbouring properties either side of the dwelling have existing vehicular accesses with similar shortcomings I consider that an objection is unjustifiable in this instance.

The proposed parking bay will need to be 4.8m length behind the existing hedge to ensure that any vehicle is parked behind the highway boundary .

I recommend that any permission include the following conditions:

CONDITIONS

ZJO9
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.

- ZJO7**
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.
- 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.
- 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.
- NONSTDC**
026R **DRIVEWAY DEPTH**
The driveway hereby approved shall be a minimum length of 4.8 metres behind the existing front boundary hedge.
- ZJ21**
038R **MAXIMISING VISIBILITY**
Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

Note to applicant

E05N VERGE 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 cross the verge 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 729670

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