

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0330

Your Ref: P/2011/0330

Date: 28 June 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2680 5330 Karlaire, Brymbo Road, Bwlchgwyn

Development: Removal of dwelling and construction of 3 houses and 1 bungalow

I refer to your revised consultation dated 23 June 2011 in respect of the above.

The development site is located between a classified highway (Brymbo Road) and an unclassified highway (Cefn Lane) both of which are subject to a 30 mph speed limit.

The position of the proposed new access on to Brymbo Road has previously been agreed under code P/2007/0143. Visibility splays of 2.4 x 43m to the west and 2.4 x 56m to the east have been agreed and are achievable from the proposed site access.

The proposed new access on to Cefn Lane has been subject to preliminary discussion. Cefn Lane is too narrow to allow the simultaneous passage of vehicles. The applicant has agreed to construct a passing bay on highway land opposite the proposed site access. Furthermore they have agreed that a 2.4 x 25m visibility splay from the private road west of Plot 4 will be maintained in perpetuity. This private road serves a number of houses and the protection of visibility will enhance vehicular safety in the vicinity of the site. Given these improvements and that the existing site already had a gated access and hardstanding on to Cefn Lane it is considered that the proposed access is acceptable.

The revised plan now demonstrates all the above requirements.

There is a shortfall in parking provision at each of the proposed dwellings but given recent Welsh Assembly Appeal decisions this is not considered to be a justifiable reason for refusal.

I recommend that any permission include the following conditions:

CONDITIONS

CEFN LANE

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access to plot 4 shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway.

NONSTD VISIBILITY SPLAY TO THE EAST (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access from the private drive west of Plot 4 shall provide a visibility splay of 2.4 metres x 25 metres in an easterly direction measured to the nearside edge of the adjoining highway.

BRYMBO ROAD

ZJ18 VISIBILITY SPLAYS (CENTRELINE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres to the west 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.

WHOLE DEVELOPMENT

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

ZJO7 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular accesses hereby approved, each access shall be surfaced with hard bound materials for a minimum distance of 5 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.

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.

ZJ22

PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

The vehicular parking and turning areas as shown on the approved drawing C575/20 REV E 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.

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) Passing bay on Cefn Lane
- 2) Footway on Brymbo Road

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

NOTE TO APPLICANT

E02NA

HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes 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.

CONSTRUCTION OF FOOTWAY & PASSING BAY

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway and passing bay intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729696 for further guidance.



Infrastructure and Planning Manager