

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0029	Your Ref:	LB1/P/2011/0029
Date:	2 nd February 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 341 508 5 Aston Grove, Wrexham.

Development: Creation of new vehicular access.

I refer to your consultation dated 25/01/2011 in respect of the above.

The development site is located on Aston Grove which is a classified, residential road subject to a 30mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height in accordance with Manual for Streets.

Visibility from the proposed access appears adequate in both directions complying with the requirements of Manual for Streets.

However, given the location of the mature tree along the frontage of the site within the existing footway, it may prove difficult to construct a dropped kerb access without having a detrimental impact on the tree (ie-damage to roots).

Providing that the above issue can be overcome, I would recommend that any proposed access is surfaced with hard bound materials for at least 5m behind the highway boundary.

I would therefore recommend that any permission include the following conditions:-

CONDITIONS

ZJ15
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56m in both directions measured to the nearside 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 nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

- 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.
- 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 (e.g. bituminous macadam) 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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.



Infrastructure and Planning Manager