

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0128

Your Ref: P/2011/0128

Date: 16 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2770 4180 Land between 59 – 69 Cae Gwilym Lane, Cefn Mawr

Development: Residential development (4 semi detached houses) with associated parking and access.

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

The development site is situated on a classified highway subject to a 30 mph speed limit for which Welsh Assembly Guidelines TAN 18 recommends the provision of visibility splays measuring 2.4 x 43m.

Each of the proposed accesses meets with these recommendations.

The existing site is fronted by a lay-by which I presume was constructed to improve parking provision for the former Coop store that previously occupied the site.

The proposed development plans now indicate that the lay-by and footway are to be deleted and the land is to become garden / driveways for the development.

The layby and footway are adopted highway land and to enable this development to proceed the area of land to be taken into the development will require a stopping up order. I assume this can be done through section 247 of the TACP Act 1990.

A new 2m wide footpath is to be constructed across the site frontage to link the two existing footways. A lamp column and telegraph pole are to be relocated subject to further approval.

Adequate off road parking and turning facility is proposed.

I recommend any permission include the following conditions:

CONDITIONS

ZJ15
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

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 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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.

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.

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.

ZJ20
038R

PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)

Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the edge of the footway to points 3.3 metres either side measured along the nearside edge of the carriageway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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) Detailed layout, design, drainage and construction of the proposed new 2m wide footway
- 2) Proposed relocation of telegraph pole and lamp column.
The scheme as is approved shall be fully implemented prior to first use of the development.

NONSTD

STOPPING UP OF HIGHWAY

NONSTDR There shall be no development permitted on site until the highway land within the development site has been formerly stopped up to the satisfaction of the Local Planning Authority

Note to applicant

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".

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.

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 kerblin 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 01978 297158.

N08N

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway 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 Operational Manager Traffic & Transportation, Crown Buildings, Chester Street, Wrexham. LL13 8BG. telephone: 01978 292000

It is suggested that Aco drains are used to prevent water flowing from the site onto the public highway or into the highway drainage system.



Infrastructure and Planning Manager