

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0350

Your Ref: P/2011/0350

Date: 27 May 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3040 5340 Land west of Gwalia Road, Pentre Broughton

Development: Submission of reserved matters pursuant to outline planning P/2008/0570 (design, appearance, landscaping, access and layout)

I refer to your consultation dated 18 May 2011 in respect of the above.

The development site is located on a classified highway subject to a 30 mph speed limit for which Manual for Streets recommends visibility splays of 2.4 x 43m in both directions; these splays are achievable at the proposed site access.

There is one access point off the unclassified side road. Whilst this road does suffer from substandard visibility at its junction with Gwalia Road, the access was used previously to serve the existing business unit and consequently vehicular movement will be considerably less than previously generated.

Adequate off road parking and turning facilities are proposed.

I would recommend that 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.

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.

ZJ11
039R **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.8 metres.

ZJ14
026R
E03N **FOOTWAY REINSTATEMENT**
Prior to first use of the development, the highway fronting the existing vehicular access to be closed as part of this application shall be re-instated to full height footway in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority.

ZJ41
026R **GENERAL LAYOUT**
Prior to first use of the development the site shall be laid out in strict accordance with layout plan A (200) 03

NOTES

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.

E05NA **FOOTWAY CROSSING LICENCE**
A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.



Infrastructure and Planning Manager