

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0199

Your Ref: P/2011/0199

Date: 4 April 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2900 2820 Chirk Court Care Home, Maes y Waun, Chirk

Development: Demolition of existing single storey 30 bedroom residential care home and phased construction of new two storey 72 bedroom EMI nursing facility.

I refer to your revised consultation received 17 May 2011 in respect of the above site.

The development site is located on a private driveway accessed via the unclassified highway Maes y Waun.

The existing access is to be closed and a new access formed on to the classified highway B5070. Whilst it is possible to create adequate visibility splays of 2.4 x 43m, the submitted plans seem to indicate that this will have little impact on the boundary hedge. The footway is only 1.7 m wide and as a result the new access will require the loss of 10m of hedge to form the access and approximately 10m either side to be reduced to 1m in height above road level.

The proposed extension increases the number of bedrooms at the site to 72. LPGN 16 recommends the provision of 1 parking bay per 3 bed spaces which equates to 24 spaces – adequate parking provision has been demonstrated on the submitted plans.

The revised plans are considered adequate to allow for the turning of a bin wagon within the site.

There will be a small increase in traffic generation as a result of the proposal but this is unlikely to cause detriment to highway safety in the vicinity of the site.

I recommend that any permission include the following conditions:

CONDITIONS

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.

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 near side 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 near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ09
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

ZJ08
043R

ACCESS SURFACE (10metres)

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 10 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.

NONSTD
026R
E03N

EXISTING ACCESS TO BE CLOSED

The existing vehicular access as shown on the approved plan shall be closed up prior to first use of any part of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority.

ZJ37
026R
E06N
E07N

SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

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 access.

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



Infrastructure and Planning Manager