

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0178	Your Ref:	KH/P/2011/0178
Date:	17 th March 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 429 463 Woodland west of Lower Lodge, Frog Lane, Worthenbury.

Development: Erection of building for the abstraction and bottling of mineral water.

I refer to your consultation received on 14/03/2011 in respect of the above.

The development site is located on the B5069 Wrexham Road which is a classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40 – 50mph along this section given the geometry of the road.

Assuming typical speeds of 50mph, TAN 18 would normally require any proposed access to provide visibility splays of 2.4 x 160m 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.

Visibility from the proposed access appears adequate providing splays of approximately 2.4 x 190m to the south west and 2.4 x 206m to the north east measured to the nearside edge of the adjoining highway.

Any proposed shared access shall be a minimum width of 4.8m for at least 10m behind the highway boundary and shall be surfaced with hard bound materials (ie/ bituminous macadam) for at least 10m behind the highway boundary. No gates shall be erected within 10m of the highway boundary.

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 constructed across the proposed access to intercept such run-off.

Adequate parking and turning facilities at the proposed development site shall be provided to the satisfaction of the Planning Authority.

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

CONDITIONS

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 160m 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.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 10 metres.

ZJ08 ACCESS SURFACE (10 metres)

043R 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.

ZJ09 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

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.

ZJ23 (PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Notes:

- *In order to construct the new access, the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Please contact Stephen Jones on Tel: 01978 729690.*
- *Public Footpath No.1 - Worthenbury passes to the south of the development site and should not be interfered with.*

A handwritten signature in black ink, appearing to read 'J. P. N.', is positioned above the title.

Infrastructure and Planning Manager