

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0084

Your Ref: P/2011/0084

Date: 10 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O.S Grid Ref: 3040 4750 Haulfryn, Corkscrew Lane, Pentre Bychan

Development: Removal of existing single storey extension, erection of new two storey extension and alterations to vehicular access.

I refer to your consultation dated 15 February 2011 in respect of the above.

The development site is located on a narrow unclassified highway subject to the national speed limit although it is considered that vehicular traffic is travelling at no more than 30 mph due to the geometry of the road.

There is an existing gated access into the site which provides parking space for one vehicle. The access suffers substandard visibility in an easterly direction.

To increase parking provision at the site it is proposed to widen the existing access to the east. By widening the access in that direction the visibility at the new driveway is reduced to an unacceptable standard. I suggest that the access should be widened towards the west in order to maximise visibility. A suitably worded condition should be attached to any permission to ensure a revised access proposal is submitted for approval prior to any works being undertaken at the site.

Although visibility at the access will be below recommended standards it is considered that the provision of off road parking is preferential to cars being parked on the verge / road; which could potentially be the case if inadequate parking was provided for the extended dwelling.

To ensure visibility at the new access is maximised the existing hedge both sides of the driveway will need to be maintained below 1m in height.

I recommend that any permission include the following conditions:

CONDITIONS

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.

- 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.
- ZJ23**
035R **(PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR**
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.
- 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.
- ZJ21**
038R **MAXIMISING VISIBILITY**
Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

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".

VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order cross the highway verge at the access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.



Infrastructure and Planning Manager