

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0169	Your Ref:	SJG/P/2011/0169
Date:	15 th March 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 341 427 Fern Cottage, Chapel Lane, Erbistock, Wrexham.

Development: Erection of replacement dwelling and associated facilities (Amendment to Planning Permission Code No. P/2007/0284).

I refer to your consultation dated 09/03/2011 in respect of the above.

The proposed development site is located on Chapel Lane which is a narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height in accordance with Manual for Streets.

Visibility from the proposed access appears adequate in both directions providing splays in excess of 2.4 x 33m measured to the centerline of the adjoining highway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

In order to carry out any widening of the existing access along this section the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

I would recommend that the proposed access is surfaced with hard bound materials (ie/ bituminous macadam) for a minimum distance of 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary.

Parking and turning provision within the site appears adequate.

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

CONDITIONS

ZJ41

026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 465-08-10/01B.

ZJ07 ACCESS SURFACE (5 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 5 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 5 metres of the highway boundary.

Supplementary Notes

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

Note:

In order to carry out any widening of the existing access along this section the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

Please contact our Network Assistant – Jo Giles on Tel: 01978 729670 for further details.



Infrastructure and Planning Manager