

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2010/0828

Your Ref: P/2010/0828

Date: 02 December 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3060 4390 Land north of Maes y Llan Farm, Maes y Llan Lane, Ruabon

Development: Erection of 7 no. 4 bedroom detached dwellings and garages and associated works.

I refer to your consultation dated 29 September 2010 in respect of the above.

The site is located off a recently constructed highway intended for adoption by the council. The road has been constructed as a 5.5 m wide highway with 2m footways either side. The road has yet to be adopted by the Council and I would recommend that no further development is permitted until the adoption is finalised. The unadopted road has access on to an unclassified road subject to a traffic calming scheme.

When the previous planning application was submitted on the adjacent site the planning committee expressed concerns over the existing site congestion caused by parents parking and waiting to pick up their children from the nearby junior school. Whilst it is acknowledged that this may be an issue at school starting/ ending times the addition of seven dwellings is considered unlikely to create significant additional congestion

Parking provision is in full accordance with LPGN 16 standards.

I would prefer the access to plot 2 taken off the private drive rather than the recently constructed road. The private drive should be a minimum of 4.5m width for the first 10m into the site.

In this instance the Highway Authority would not wish to adopt the private driveway. The private drive should be passed into the control of a private management company and should be maintained in perpetuity by this company.

A public footpath crosses the unadopted road and must be safeguarded during development.

CONDITIONS

- ZJ017**
038R **VISIBILITY SPLAYS (NEARSIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres to the west and 2.4 metres x 15 metres to the east 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ22**
035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing No.PH2 PL 1C 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.
- NONSTDC** **PRIVATE MANAGEMENT COMPANY**
NONSTDR The internal access road shall be maintained in perpetuity by a Private Management Company.
- ZJO9**
033R **NO GATES**
There shall be no gates or other means of enclosure across any vehicular access point within 5 metres of the highway boundary.
- NONSTDC** **PRIVATE ROAD SIGN**
026R The access road shall be signed as a Private Road at a point beyond the proposed Highway boundary
- NONSTDC** **ROAD ADOPTION**
026R There shall be no development permitted on the site until such time that the new access road (from its junction with Maes Y Llan Lane to the bridge over the A483) has been adopted by the Highway Authority as maintainable at public expense.
- ZJO8**
043R **ACCESS SURFACE (10metres) – Private drive**
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.
- NONSTDC** **ACCESS WIDTH –Private drive**
039R The vehicular access hereby approved shall be a minimum width of 4.5 metres for the first 10m back from the edge of the proposed adoptable highway.

SUPPLEMENTARY NOTES

The applicants attention should be drawn to the following supplementary notes; 1,2,3,4 & 5

Public Footpath No. 86 abuts the site

A handwritten signature in black ink, appearing to read 'J. P. W.', is written over the printed name.

Infrastructure and Planning Manager