

From: Matthew Phillips
To: planning_admin
Date: 19/08/2010 10:54
Subject: Fwd: Re: P/2010/0504 Marshley Farm
Place: planning_admin

Please add as Highway comments to the above.

>>> Phil Palmer 19/08/2010 10:53 >>>
Matthew

Could you please include a condition / note requiring the following:-

In order to construct the new access across the highway verge fronting the proposed property, the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

Cheers, Phil

Phil Palmer
Development Control Engineer
Environment Department
Abbey Road
Wrexham County Borough Council
Tel: 01978 729688

>>> Matthew Phillips 18/08/2010 15:51 >>>
Phil,

I've had a revised access plan (which has been scanned onto the file) for the above. The access has been moved 4.5m -5m to the east of its previous location. Whilst this does not fully overcome the issue of the Oak Tree, I'd be grateful if you could confirm whether this position maximises available visibility in both directions. If so I intend to impose the following conditions:

- i) Requiring 2.4 x 180 splay to the south-east
- ii) Requiring all obstructions to visibility in excess of 1m in height to the north-west of the access and within 2.4m of the highway boundary along the site frontage to be removed/reduced in height to 1m and thereafter retained at that height.
- iii) The usual requirement for parking/turning areas to be laid out, surfaced and drained prior to occupation.

Regards

Matthew