

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0342

Your Ref: P/2010/0342

Date: 06 May 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2820 4330 Site adjoining Hillcrest, Bethania Road, Acrefair

Development: Outline application for the erection of one dwelling, associated groundworks and amendment to vehicular access (previously granted under code no. P/2007/0309)

I refer to your consultation dated 26 April 2010 in respect of the above.

The development site has access on to a classified highway subject to a 30 mph speed limit.

Vehicular speed is considered to be no greater than 25mph from the west and 20 mph from the east

TAN 18 requires a visibility splay of 2.4 x 33m to the west and 2.4 x 25m to the east to the nearside edge of the adjoining carriageway.

Given that this is a classified highway new driveways are required to provide turning facility within the curtilage of the site. Neither of the proposed accesses provides this facility. However as this application is in outline only, with all matters reserved, this can be dealt with by an appropriate planning condition.

I recommend any permission include the following conditions.

CONDITIONS

NONSTDC VISIBILITY SPLAY OF 2.4 X 25M TO THE EAST

038R Any proposed access shall have a visibility splay of 2.4m x 25m in an easterly direction measured along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

NONSTDC VISIBILITY SPLAY OF 2.4 X 33M TO THE WEST

038R Any proposed access shall have a visibility splay of 2.4m x 33m in a westerly direction measured along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

043R Any proposed access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

J12C PROVISION OF VEHICLE PARKING AND TURNING FACILITIES

028R Vehicle parking and turning facilities shall be provided within the curtilage of the site in accordance with details to be submitted for the further approval of the Local Planning Authority. Such facilities shall be made available prior to implementation of the use(s) hereby permitted and shall thereafter be retained.

NONSTD NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

026R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

Note to Applicant**E05N FOOTWAY CROSSING LICENCE**

A licence will need to be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. The licence is a separate form and will need to be obtained from the Highways Department, Wrexham County Borough Council. Telephone no: 01978 297158.

SUPPLEMENTARY NOTES

The applicant's attention should be drawn to the following supplementary notes:
1,3,4 & 5



for Operational Manager Traffic & Transportation