

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0566

Your Ref: P/2009/0566

Date: 29 September 2009

TOWN AND COUNTRY PLANNING ACT 1990.
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3120 4830 Land off Wrexham Road, Rhosyllen
Development: Residential development comprising 36 dwellings together with provision of public open space (amendment to previously approved)

I refer to the revised drawing no. 3785 -02 Rev H submitted on 28 September 2009 in respect of the above and confirm that the amended plans are now considered satisfactory.

I recommend that any permission include the following conditions:

CONDITIONS

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 any access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

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

J44C VEHICLE PARKING AND TURNING AREAS

026R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes, free of all obstruction.

NONSTDC NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

NONSTDR 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.

NONSTDC CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS

NONSTDR Development shall only be carried out in strict accordance with the approved plans or with any amendments thereto approved in writing by the Local Planning Authority

NONSTDC FOOTWAY / CYCLEWAY

NONSTDR A 3m wide footway / cycleway shall be constructed along the frontage of the site prior to the first use of the development hereby approved in accordance with details previously submitted to and approved in writing by the local planning authority to provide a continuous link with the existing footway along the A5152 Wrexham Road.

NONSTDC VISIBILITY SPLAY 2.4M x 90M

NONSTDR A visibility splay of 2.4m x 90m shall be provided and maintained on the north eastern side of the access onto A5152 Wrexham Road and there shall be no obstruction to visibility in excess of 1m in height within the splay.

NONSTDC PEDESTRIAN REFUGE ON A5152

NONSTDR A 1.5m wide pedestrian refuge island shall be constructed on the A5152 Wrexham Road including dropped crossings /tactile paving in accordance with details previously submitted to and approved in writing by the local planning authority before the first use of any dwelling on the site.

J16C CONSTRUCTION OF ESTATE ROADS

026R The estate roads and footways shall be progressively constructed to base coat standard from the junction with Wrexham Road across the frontage of each plot prior to occupation of the building erected thereon.

NONSTDC TRAVEL PLAN

NONSTDR No development shall commence until a Travel Plan and a timetable for its implementation have been submitted to and approved in writing by the local planning authority. The approved works shall be implemented in accordance with the approved details.

NONSTDC COMMUTED SUM

NONSTDR No development shall commence until the developer has entered into a Section 106 Agreement with the Council to fund the cost of the advertisement, consultation and implementation of a Traffic Regulation Order on the site access road and part of A5152 Wrexham Road.

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4, 5, 6, 7, 8, 9 & 10 on the enclosed "Applicants' Rights and General Information".

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

E04N HIGHWAY SUPPLEMENTARY NOTE

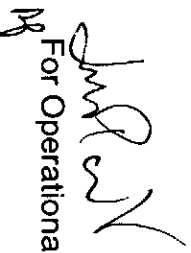
Since the development includes grassed service margins/verges, the developer must inform the purchasers of the plots that such margins are provided primarily to accommodate statutory undertakers' equipment and will eventually form a part of the adopted highway. However, the margins are designed so as to appear to be an integral part of the gardens, and should be maintained as such by the property owners, but as grassed areas only. No planting or construction works in the verge areas will be permitted (i.e. no shrubs, fences, rockeries, etc). The Highway Authority will require the removal of anything other than grass prior to the adoption of the roadworks. The developer must ensure that the grassed service margins/verges are excluded from the individual conveyances of the affected properties on the development and that a clause is included prohibiting any planting or construction as indicated above in the grassed service margins/verges.

N08N

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road and the construction of a footway & pedestrian refuge island on Wrexham Road intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the highway authority and confirmed as acceptable BEFORE development commences.

Please contact:

The Operational Manager Traffic & Transportation, Crown Buildings, Chester Street, Wrexham. LL13 8BG. telephone: 01978 2927152

 For Operational Manager Traffic & Transportation

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