

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0769

Your Ref: P/2009/0769

Date: 08 October 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2880 4440 Land adjoining Bron Haul, Plas Bennion Road, Penrycae

Development: Submission of reserved matters pursuant to outline planning permission no. P/2007/0358 for the erection of 1 dwelling

I refer to your consultation dated 18 September 2009 in respect of the above site. The submitted plans demonstrate an adequate access location and width, lateral visibility, pedestrian visibility and parking / turning facilities. The proposed alterations to the traffic calming features are also satisfactory.

I recommend any permission include the following conditions:
CONDITIONS

NONSTDC VISIBILITY SPLAY OF 2.0 X 41M TO SOUTH WEST

038R The proposed access shall have a visibility splay of 2.0m x 41m in a south westerly direction measured along the centre line 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 2.0 X 41M TO THE NORTH EAST

038R The proposed access shall have a visibility splay of 2.0m x 33m to the nearside edge of the adjoining highway in a north easterly direction 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 any access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

043R Each proposed 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 ACCESS WIDTH & LOCATION

026R The proposed access shall be 3.0m wide with its centreline located approximately 6.5m north east of the existing build out.

J28CA VISIBILITY SPLAY (FOOTWAY SAFETY)

031R From a point on the centre line of the access 2.4 metres back from the edge of the footway, to points 3.3 metres to both sides of that point measured along the edge of the carriageway, all obstructions to visibility shall be reduced to and thereafter maintained at a height not exceeding 0.6 metre above the level of the adjacent carriageway.

NONSTDC TRAFFIC CALMING

026R The revised traffic calming features shall be provided in conjunction with the new access prior to the first occupation of the dwelling.

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 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.

This planning permission requires that development be carried out in accordance with the approved plans, including the revision of existing traffic calming features. You will need to enter into a Section 278 agreement with the Council to undertake any works within the highway

Please note that you will not be permitted to work within the highway without the necessary agreement from the Highway Authority. You will not therefore be able to discharge the planning conditions without first entering into a Section 278 agreement.

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 297157

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 Transportation and Asset Management Department, Wrexham County Borough Council. Telephone 01978 297158.


For Operational Manager Traffic & Transportation