

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0110

Your Ref: P/2010/0110

Date: 05 March 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2630 5360 Bryn Coch, Ruthin Road, Bwlchgwyn

Development: Amendments to elevations approved under code no P/2008/0274, replacement of existing boundary hedge with 1.8m high brick wall and alterations to access.

I refer to your consultation dated 16 February 2010 in respect of the above.

The development site has an existing access on to a classified highway subject only to a 60mph speed limit although vehicular traffic is considered to travel at no more than 45 mph due to the geometry of the road. The access suffers from severely substandard visibility in both directions.

Planning permission P/2008/0274 was granted on condition that the annexe was tied to the existing dwelling and should not be sold or rented out separately.

The replacement of the existing conifer hedge with a brick wall should marginally improve visibility at the existing access. However the access will still be severely substandard and is not considered adequate to permit the use of the building as separate dwelling. The condition tying the annexe to the dwelling should therefore be retained.

Increasing the length of the dropped kerbs across the site frontage will require a separate permission from this department.

I recommend any permission include the following conditions:

CONDITIONS

J45C VEHICLE PARKING AND TURNING AREAS

035R 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.

J45C TIED TO DWELLING

NONSTDR The proposed annexe shall be tied to the existing dwelling and must not be used or sold off as a separate dwelling

NOTES**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 alter the kerbline and cross the footpath at the access position. The licence is a separate form and will need to be obtained from the Highways Department, Wrexham County Borough Council. telephone 01978 297158.



For Operational Manager Traffic & Transportation