

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0505 **Your Ref:** MP/P/2020/0505
Date: 21th October 2020

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

Location: O. S Grid Ref: 334 495 Land off Belgrave Road, Wrexham.
Development: Detached dwelling (Amendment to Planning Permission P/2015/0580).

I refer to your consultation dated 28/08/2020 in respect of the above.

The proposed development site is located on an unclassified, residential road subject to a 30mph speed limit. However I would estimate typical vehicle speeds at being around 25mph given the proximity to the junction with Percy Road. Visibility from the proposed / existing access appears adequate providing splays in excess of 2.0x 33m in both directions measured to the nearside edge of the adjoining highway.

The proposed site appears to be the former car parking area serving the former residential care home (Ryecroft). I understand that the proposed site will utilize the existing dropped kerb access which is approximately 5.1m wide.

The proposed parking and turning arrangements at the development site appear acceptable.

I therefore recommend that any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with the submitted layout plan.

NONSTD VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07 ACCESS SURFACE (5 metres)

043R

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 NO GATES WITHIN 5 METRES

033R

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical