

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2020/0480	Your Ref:	MRJ/P/2020/0480
Date:	14 th October 2020		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 389 453 Farthing Wood, 4 The Nursery, Overton Road, Bangor on Dee, Wrexham.

Development: Construction of new vehicular access.

I refer to your consultation dated 26/08/2020 in respect of the above.

Access

The proposed development site is located on the B5069 which is a classified road subject to a 30mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.0 x 43m in both directions measured to the nearside edge of the adjoining highway.

The applicant has already created the new access. The original access appears to have provided splays of approximately 2.0 x 25m in the south easterly direction and 2.0 x 30m in the north westerly direction measured to the nearside edge of the adjoining highway.

The newly formed access provides slightly improved visibility in the south easterly direction (ie/ critical nearside direction by approaching vehicles) of approximately 2.0 x 27m which is considered to be beneficial.

The new access is approximately 4.3m wide with gates setback 5.7m behind the edge of carriageway which is considered acceptable. The applicant is proposing to widen the existing dropped kerbs in order to facilitate the access. The applicant will need to apply for s.184 consent to carry out this work.

I would recommend that the access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. An Aco drain or similar will be required to intercept any private surface water run-off.

Parking & Turning Provision

The proposed level of parking provision at the site appears adequate. Turning provision on the site appears adequate.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

- ZJ41**
026R **GENERAL LAYOUT**
Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.
- ZJ07**
043R **ACCESS SURFACE (5 metres)**
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**
033R **NO GATES WITHIN 5 METRES**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ38**
026R **PAVEMENT CROSSING**
Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.
- ZJ46**
026R **NO PRIVATE SURFACE WATER RUN OFF**
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, 3, 4 & 5 of the supplementary notes.

Note To Applicant

- E05NA** **FOOTWAY CROSSING LICENCE**
A licence should 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. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



Chief Officer, Environment & Technical