

MEMORANDUM

From:	Service Manager Environment	To:	Head of Planning
Our Ref:	P/2019/0805	Your Ref:	P/2019/0805
Date:	6 March 2020		

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

Location: O. S Grid Ref: 2920 4357 Site of Wynnstay Technology Park, South of Llangollen Road, Ruabon

Development: Erection of 43 affordable dwellings with associated parking

I refer to your revised consultation dated 5 March 2020 in respect of the above site.

The development site is located with a proposed access on to a classified highway subject to a 30 mph speed limit; for which Welsh Government guidelines Manual for Streets recommends splays of 2.4 x 43m in both directions. It is possible to construct an access with splays concurrent with Welsh Government recommendations.

Traffic generation from the proposed site uses is unlikely to be significantly greater than its existing class use; it is considered that this will not have any significant detrimental impact on the local highway network.

I recommend that any permission include the following conditions:

CONDITIONS

- | | |
|----------------------|--|
| ZJ15
038R | VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility. |
| ZJ15
038R | VISIBILITY SPLAYS IN BOTH DIRECTIONS FOR THE INTERNAL ESTATE
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

**ZJ37
026R
E06N
E07N**

SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

1) Detailed layout, design, drainage and construction of the proposed new footway / carriageway,

The scheme as is approved shall be fully implemented prior to first use of the development.

**ZJ41
026R**

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@.

NOTES

E06N

CONSTRUCTION OF ACCESS AND ESTATE ROADS ETC

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate 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 Highway Authority on telephone no. 01978 729696 for further guidance.

Service Manager Environment