

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0682	Your Ref:	P/2019/0682
Date:	18 February 2020		

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

Location: O. S Grid Ref: 2983 5415 Land at junction of Holland Road and Green Road, Brymbo

Development: Erection of 1 no. pair semi detached houses and construction of 3 bay parking area on land opposite off Holland Road.

I refer to your revised consultation dated 3 February 2020

The proposed site access is on an unadopted highway (Holland Road) subject to a 30 mph speed limit, although vehicular speed is likely to be no more than 10mph due to the geometry of the road. Holland Road is generally narrow with little availability for vehicles to pass simultaneously.

Holland Road accesses on to the unclassified highway at its junction with Green Road. Visibility at the junction is only achievable in a northerly direction over land belonging to the applicant.

The site was granted outline planning permission for the erection of one dwelling in 2016 (P/2016/0316). Access at that time was taken directly on to Green Road and visibility splays of 2.0 x 39m were conditioned based on a speed survey taken at the site. A 2m footway across the site boundary also formed part of the conditions.

The application now proposes a pair of semi-detached 2 bed houses with access off Holland Road. Previous planning applications along Holland Road have been refused at Welsh government appeal due to the geometry of the road. The inspector refused the applications due to problems in securing visibility in perpetuity at the Green Road junction and to the limited width of Holland Road preventing the simultaneous passage of vehicles.

The visibility issue at the Green Road junction will be resolved by an appropriate condition securing a splay of 2.0 x 39m to the north. The plans indicate the intention to provide four parking spaces behind the proposed the passing bay on Holland Road. This provides adequate off road parking and also improvements to manoeuvrability on Holland Road
Further improvements to traffic in the vicinity of the site should be secured by the reinstatement of the informal passing bay along Green Road which will allow vehicles to wait safely while oncoming traffic passes downhill.

There is an existing driveway adjacent to the dwelling known as 13 Green Road; it is important that visibility from this driveway on to Green road is not affected by the proposals. Adequate visibility splays have been demonstrated on the revised plan and should be maintained in perpetuity across the development site.

Any retaining wall over 4 foot 6 inches high within 12 feet of the highway requires full approval from the Councils structural engineer. The retaining structure proposed must also be no nearer than 600mm from the edge of carriageway along Holland Road.

Any planning permission should include a Grampian style condition in lieu of this retaining structure being fully approved by the highway authority if it meets the design criteria.

I recommend that any permission include the following conditions:

CONDITIONS

NONSTDC VISIBILITY SPLAY at junction of Holland Road onto Green Road

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 39 metres to the north 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). 19/22/4 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 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

**026R
E06N
E07N**

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:

- Passing bay on Holland Road and Green Road,
- Retaining walls,

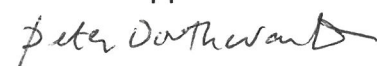
The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 19/22/4

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.


Service Manager Environment