

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2020/0116	Your Ref:	P/2020/0116
Date:	25 February 2020		

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

Location: O. S Grid Ref: 2705 4104 Lyndhurst, Woodlands Road, Froncysyllte
Development: Construction of parking bay for two vehicles on garden area

I refer to your consultation dated 20 February 2020 in respect of the above.

The site is located on a narrow classified highway where vehicular speed is likely to be no more than 15 mph due to the geometry of the road.

There are only a few existing dwellings in the vicinity which provide off road parking facility. Consequently the road is heavily used for the parking of vehicles which narrows the effective road width and creates problems for through traffic.

Visibility at the proposed access is below Welsh Government guidelines and I would not normally wish to support the application.

However given that the road is narrow and vehicular speeds are so low then it is considered that the benefit of taking two vehicles off the highway outweighs any perceived visibility problems created by the new access

Any new access design will need to ensure that highway surface water continues to flow to the highway gully and does not flow into the development site; a suitable worded condition should be attached to ensure the works are agreed with the highway authority prior to commencement.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ05	ACCESS GRADIENT
039R	The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).

- ZJO7**
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.
- ZJO9**
033R **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ21**
038R **MAXIMISING VISIBILITY**
Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.
- 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.
- NONSTDC** **SUBMISSION OF FURTHER DETAILS**
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:
1) Detailed layout, design, drainage and construction of the proposed new access
The scheme as is approved shall be fully implemented prior to first use of the development.

Peter Dornwante

MD

Service Manager Environment