

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2020/0008	Your Ref:	P/2020/0008
Date:	28 January 2020		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3174 4875 MG Garage, Wrexham Road, Rhostyllen
Development: Demolition of existing structure and outline planning permission for residential development (9 no dwellings)

I refer to your consultation dated 16 January 2020 in respect of the above.

The application is in outline only with all matters reserved for future approval.

The development site has an existing access on to a classified highway subject to a 30 mph speed limit and it is considered that vehicles travel up to this limit. The site is currently operating as a car sales and repair business and has the potential to generate a significant number of daily vehicular movements.

There are currently two accesses across the site frontage, neither of which provides adequate visibility on to the highway. To the north east adequate visibility is only achievable over third party land. The existing accesses also suffer from substandard visibility in a south westerly direction due to the hedge on the boundary of the adjacent field. The adjacent field forms part of a plot of land currently benefiting from planning permission for a significantly sized residential development

It is proposed to close the two substandard accesses and create a single more centralised access. Although the proposed access will still fall short of recommended visibility standards it will be an improvement on the two existing poorly constructed accesses. The construction of a 2m wide footway across the site frontage is also of highway benefit particularly if the planning permission for the neighbouring residential development is ever implemented.

Traffic generation for 9 dwellings will equate to just 8 vehicle movements at the peak hour; that is just one additional vehicle every 7 and half minutes and is not considered to be of any detriment to highway safety or road capacity.

Any new development will need to provide adequate off road parking and turning provision along with a turning head in accordance with current WCBC highway standards.

All issues relating to access and internal layout are subject to a reserved matters application.

I recommend that any permission include the following conditions:

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.

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

ZJ30 TURNING HEAD

044R

E07N Prior to first use of the development a suitable turning head shall be constructed to adoptable standards details of which shall be submitted to and approved in writing by the Local Planning Authority. The facilities as approved shall thereafter be permanently retained and kept free of any obstruction, and made available solely for these purposes only.

Peter Duthwaite

4/10 Service Manager Environment