

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0551	Your Ref:	P/2019/0551
Date:	9 September 2019		

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

Location: O. S Grid Ref: 2185 3778 Erwallo Uchaf, Dolywern, Pontfadog
Development: Renovation and extension to dwelling

I refer to your consultation dated 29 July 2019 in respect of the above.

The site is located on an unclassified highway subject only to the national speed limit although vehicular speed is considered to be no more than 25mph from the north west and 10mph from the south east due to the geometry of the road.

The existing dwelling abuts the highway and restricts forward visibility along the highway. The lack of forward visibility ensures traffic speeds are kept low which is beneficial to highway safety given the geometry of the roads and the gradient of the land to the west of the site.

The application indicates that an existing field access immediately north - west of the site will be widened to improve both manoeuvrability and visibility. A suitable condition should be attached to any planning permission to ensure that the design of the widened access prevents highway surface water from discharging on to private land.

There will be more than adequate off road parking provided at the site.

I recommend that any permission include the following conditions:

CONDITIONS

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

**ZJ39
026R**

VERGE CROSSING

Prior to first use of development a verge 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.

NOTE TO APPLICANT

Any retaining wall greater in height than 1.37m and within 3.66m of the highway will require approval from WCBC Structural Engineer Roger Davies.

You are advised to contact him on 01978 729736 prior to undertaking any works on the site.

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

NONSTD VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.



 Service Manager Environment