

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0960	Your Ref:	P/2017/0960
Date:	18 December 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2802 4272 Land opposite no. 3 Cae Glo Lane, Cefn Mawr

Development: Erection of 1 no. three bedroom dwelling with associated parking and landscaping

I refer to your consultation dated 23 November 2017 in respect of the above

The site has an existing access located on an unclassified highway subject to a 30mph speed limit although vehicular speed is considered to be no more than 15 mph due to the geometry of the road for which Welsh Government guidelines recommend visibility splays measuring 2.4 x 18m in both directions. Visibility at the existing access is adequate.

The site is currently used for the parking of vehicles associated with Ty Gwyn, Cae Coch Lane.

It is proposed to utilise the existing access to provide parking for the new dwelling and a second access and driveway will be constructed to ensure parking is retained for Ty Gwyn.

The new driveway will require the existing footway to be lowered to provide an adequate access in to the site.

Given the lack of pedestrian provision in the vicinity of the site it is considered that the existing footway should be extended approximately 20m in a northerly direction.

I recommend that any permission include the following conditions:

CONDITIONS - FOR BOTH ACCESSES

**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.

**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.

**ZJ11
039R**

ACCESS WIDTH

The vehicular access hereby approved shall be a minimum width of 5.8 metres.

**ZJ13
026R
E05NA**

DROPPED KERB VEHICULAR ACCESS

The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.

**ZJ016
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 17 metres in both directions measured to the centreline 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.

**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: delete as appt*

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

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

**ZJ45
026R**

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

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.

NONSTDC NEW 1.4 METRE FOOTWAY

050R

Prior to first use of the development a 1.4m wide footway shall be constructed along the site frontage for approximately 20m in a northerly direction in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

NOTES

E05NA

FOOTWAY CROSSING LICENCE

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

peter doonan

PP Service Manager Environment

