

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0421	Your Ref:	P/2019/0421
Date:	25 June 2019		

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

Location: O. S Grid Ref: 3225 5264 28 Giles Park, Gwersyllt
Development: Erection of double garage and extension of driveway

I refer to your consultation dated 17 June 2019 in respect of the above.

The site is located with an existing access on an unclassified highway within a residential estate. Visibility to the west of the access is 2.0 x 43m and is therefore concurrent with Welsh Government guidelines. I have no concerns with the proposed garage subject to it being located behind the visibility splay from the existing access. The applicant will need a separate permission under Section 184 of the Highways Act to widen the dropped kerb access into the driveway.

I recommend that any permission include the following condition:

CONDITION

NONSTDC VISIBILITY SPLAYS IN WESTERLY DIRECTION

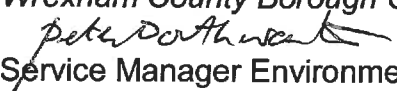
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Prior to first use of the development hereby approved the vehicular access shall retain a visibility splay of 2.0 metres x 43 metres in a westerly direction measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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.


Service Manager Environment