

# MEMORANDUM

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|-----------------|-----------------------------|------------------|----------------------------------------------|
| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | P/2019/0090                 | <b>Your Ref:</b> | P/2019/0090                                  |
| <b>Date:</b>    | 12 August 2019              |                  |                                              |

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## **TOWN AND COUNTRY PLANNING ACT 1990**

## **TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 2977 5384 Land off Queens Road, Brymbo

**Development:** Erection of two storey dwelling and new access from Queens Road

I refer to your consultation dated 27 July 2019 in respect of the above.

The development site is located on a classified highway subject to a 30 mph speed limit. The road is currently closed to through traffic due to a land slip; no decision has yet been made on whether the road will ever be reopened to through traffic.

Any new access serving the proposed dwellings will require visibility splays measuring 2.0 x 43m in both directions to the nearside edge. To achieve this, the existing site boundary will need to be reduced in height.

Parking appears to be adequate. The gradient of the access appears to be concurrent with council guidelines.

Given that a land slip occurred on the road only 100m south of this site I have concerns over the suitability of this site for development as the proposed layout will require significant earthworks and presumably the erection of substantial retaining features. A condition requiring a full report on slope stability should be attached to any permission and be submitted for approval prior to any further development on 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%).

**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.

**ZJ15  
038R**

**VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 43 metres in both directions measured to the near side 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 near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

**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  
026R  
E06N  
E07N**

**SUBMISSION OF FURTHER DETAILS**

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) Any retaining walls affecting the highway
- 2) Geotechnical report on slope stability and ground conditions.

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

**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.

*Peter D O'Ahwanle*

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Service Manager Environment