

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0023	Your Ref:	P/2018/0023
Date:	22 January 2018		

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

Location: O. S Grid Ref: 2890 4684 23 to 25 Maes Enion, Rhos

Development: Construction of new access including dropped vehicular footway crossing and on plot parking

I refer to your consultation dated 15 January 2018 in respect of the above.

The development site is situated on a classified highway subject to a 20mph speed limit for which Welsh Government guidelines recommend the provision of visibility splays measuring 2.0 x 25m in both directions. These splays are achievable from each of the proposed site accesses.

It is Council policy that private drives served off a classified highway require the provision of a standard turning area, which cannot in this instance be provided.

I would normally recommend that the application be refused due to lack of adequate turning facility.

However in this instance it is considered beneficial to keep parked vehicles off the highway to help maintain visibility at the Hall Street / Llwyn Einion Road junction and also to make manoeuvrability at the junction easier.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ13 **DROPPED KERB VEHICULAR ACCESS**
026R

E05NA The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.

ZJ46 **NO PRIVATE SURFACE WATER RUN OFF**
026R

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.

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. HBS 1022 dwg. 26

ZJ21 MAXIMISING VISIBILITY

038R Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

Note to applicant

E05N FOOTWAY CROSSING LICENCE

A licence will need to 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. The licence is a separate form and will need to be obtained from the Environment Department, Wrexham County Borough Council. Telephone no: 01978 7297670.

pete douthwaite

m Service Manager Environment