

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0250	Your Ref:	P/2019/0250
Date:	16 April 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3023 3982 Adjacent to Old Post Office, Halton, Chirk

Development: Demolition of existing building and outline application for the erection of 1 no. detached dwelling (with all matters reserved)

I refer to your consultation dated 3 April 2019 in respect of the above.

The site is located on an unclassified highway subject only to the national speed limit; although due to the proximity of the site to a nearby junction, vehicular speed is considered to be no more than 20 mph from the south and 30mph from the north.

Visibility splays measuring 2.0 x 25m to the south and 2.0 x 43m are achievable from the proposed site access

Adequate off road parking and turning area is proposed.

If you are minded to support the application then I would recommend that any permission include the following conditions:

CONDITIONS

**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.

**ZJ017
038R**

VISIBILITY SPLAYS (NEARSIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres to the south and 2.0 metres x 43 metres to the north 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 adjoining highway. The
splays shall thereafter be permanently retained clear of any such obstruction
to visibility.

peter duthwaite

nn Service Manager Environment