

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0245	Your Ref:	P/2019/0245
Date:	16 April 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2820 4335 Roxmere, Bethania Road, Acrefair

Development: Two storey rear extension and relocation of site access

I refer to your consultation dated 2 April 2019 in respect of the above.

The development site has an existing access on to a classified highway. Visibility at the existing access is below Welsh Government recommendations in both directions.

The road opposite the current access is, in my experience, always narrowed by the number of parked cars opposite the entrance. It is not the best location to be edging out into the carriageway to see if it is clear to drive away.

Although visibility at the proposed access is still below Welsh government recommendations, it is nevertheless an improvement on the splays provided at the current access. The proposed access is opposite a widened section of carriageway which allows cars to park off the main road; thereby making the proposed location a safer place to access the site than the existing.

The provision of an off road parking and turning area is considered to be beneficial as there is no adequate turning area on the existing driveway

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.

ZJ02 ACCESS TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS

- 026R** The existing vehicular access as shown on approved plan no. @@@ shall be permanently closed up prior to first use of the new vehicular access hereby approved.
- ZJ07** **ACCESS SURFACE (5 metres)**
043R 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.
- ZJ09** **NO GATES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ10** **ACCESS APPROVED AS PART OF APPLICATION**
039R
E05NA Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. @@@@. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.
- ZJ22** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R 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.
- 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.

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.

Peter Dearthwaite

Service Manager Environment