

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0967	Your Ref:	P/2017/0967
Date:	8 December 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2824 5090 Land south of Nant Cottage, Lower Road, Coedpoeth
Development: Erection of 2 no. detached dwellings with associated garages and parking.

I refer to your consultation dated 27 November 2017 in respect of the above.

The development site is situated on a narrow unclassified road where vehicular speed is no greater than 15mph due to the geometry of the road.

Welsh government guidelines recommend visibility splays measuring 2.4 x 17m in both directions which is achievable from the proposed access. The gradient of the proposed access should be a maximum of 1:8 to facilitate safe vehicular access onto the highway.

Parking at the proposed development is in accordance with LPGN 16. A suitable turning facility is provided within the curtilage of the site.

The applicant will need to submit details for further approval regarding the ground investigation works carried out including the design/stability of the embankment / wall supporting the highway.

Given the restricted width of Lower Road it is considered that a passing place should be provided along the frontage of the site; this could be located just south of the proposed new access.

I recommend any planning permission include the following conditions:-

CONDITIONS

- | | |
|----------------------|---|
| ZJ11
039R | ACCESS WIDTH
The vehicular access hereby approved shall be a minimum width of 4.8 metres. |
| 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 2.4 metres x 17 metres in both directions 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.

**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.

**ZJO9
033R**

NO GATES

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

**ZJ05
039R**

ACCESS GRADIENT

The vehicular access hereby approved shall be a maximum gradient of 1 in 8

**ZJ37
026R
E06N
E07N**

SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

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) Passing bay,
- 2) Retaining wall,

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

Peter Douthwaite

hm Service Manager Environment