

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0096	Your Ref:	P/2019/0096
Date:	8 March 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2831 5132 4 Salem Road, Coedpoeth

Development: Erection of 1 no. dwelling and construction of new vehicular and pedestrian access

I refer to your consultation dated 11 February 2019 in respect of the above.

The site is located on a classified highway subject to a 30mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road. This part of Salem Road is one way meaning that traffic approaches the site from a north easterly direction only.

It is possible to achieve a visibility splay of 2.4 x 25m in a north easterly direction which is concurrent with Welsh government guidelines for a 20mph speed. Adequate off road parking and turning is provided.

I recommend that any permission include the following conditions:

CONDITIONS

ZJO7 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.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.5 metres.

NONSTDC VISIBILITY SPLAY

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in a north easterly

direction measured to the centreline 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.

**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.

**ZJ45
026R**

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

**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 O'Donovan

M Service Manager Environment