

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2017/0923

Your Ref: KH/P/2017/0923

Date: 21st November 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 460 354 The Old Shop, Cadney Lane, Bettisfield, Wrexham.

Development: Demolition of pair of semi-detached dwellings and erection of 2 no. two storey detached dwellings and associated parking.

I refer to your consultation / email dated 07/11/2017 in respect of the above.

The proposed development site is located on Cadney Lane which is a rural, unclassified road subject to a 60mph speed limit. However, a previously conducted speed survey determined 85th percentile speeds of 28mph for vehicles approaching from the north west and 30mph for vehicles approaching from the south east.

Based on these speeds, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 39m to the north west and 2.4 x 43m to the south east measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The submitted layout plan (Drg. No. W10/1911/00 Rev E) indicates that the required splays of 2.4 x 39m to the north west and 2.4 x 43m to the south east measured to the nearside edge of the adjoining highway are achievable from the proposed access.

In terms of parking provision, I comments as follows:-

The submitted layout plan indicates the provision of at least 3 parking spaces per dwelling which is considered adequate.

I would therefore have no objections to the proposed development and recommend that any permission be subject to the following conditions:-

CONDITIONS

ZJ17
038R

VISIBILITY SPLAYS (NEARSIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 39 metres to the north west and 2.4 metres x 43 metres to the south east 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 of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

- ZJ41**
026R **GENERAL LAYOUT**
Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. W10/1911/11/00 Rev E.
- ZJ39**
026R **VERGE CROSSING**
Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority (see note).
- ZJ07**
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.
- ZJ09**
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.
- 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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Note to Applicant

VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Peter Downhouse

pp. Service Manager Environment