

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0999	Your Ref:	P/2017/0999
Date:	7 December 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2833 4151 198 and 200 Cae Gwilym Lane, Cefn Mawr

Development: Construction of new access including dropped vehicular footway crossing.

I refer to your consultation dated 06 December 2017 in respect of the above.

The development site is situated on a classified highway subject to a 30mph speed limit although it is considered that vehicular speed from an easterly direction is no more than 25mph due to the geometry of the road.

Welsh Government guidelines recommend the provision of visibility splays measuring 2.4 x 43m to the west and 33m to the east, which are achievable from the proposed site access.

Adequate off road parking and turning is provided for both dwellings served off the proposed new access.

The existing service road fronting the site is privately owned all neighbouring parties with ownership of the road have consented to its closure.

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.

ZJ19 VISIBILITY SPLAYS (NEARSIDE AND CENTRELINE)

038R

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres to the west measured

to the nearside edge of the adjoining highway, and 2.4metres x 33 metres to the east 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.

**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.

**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.

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 kerblin 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.

pete Dorkwaite

M Service Manager Environment