

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/1056	Your Ref:	P/2017/1056
Date:	10 January 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2780 4310 Land off Chapel Street, Acrefair

Development: Outline application for erection of dwelling (all detailed matters reserved for further approval)

I refer to your consultation dated 29 December 2017 concerning the above.

The development site is located on Chapel Street which is a classified road subject to a 30mph speed limit although I would estimate typical vehicle speeds at being around 20mph along this section due to the proximity of the junction with the A539 Llangollen Road.

The site is steeply sloping with a limited site frontage. It may be possible to achieve adequate visibility on to the highway from a parking area but given the restricted size of the site it will not be able to provide an adequate off road turning facility. However a similar parking scheme has been approved on the neighbouring property.

The proposed off street parking bays are considered to be acceptable in principle but will require full details to be provided prior to any construction on site; this is to ensure that adequate width, design and visibility are provided at the access. Given its proximity to the highway it is likely that any retaining wall will need a full design check to be submitted for approval by the Highway Authority.

I recommend that any permission include the following condition:

CONDITION

NONSTDC SUBMISSION OF FURTHER DETAILS

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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) Detailed layout, design, drainage and construction of the proposed parking area
- 2) Retaining wall,

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

peter d'ath warte

Service Manager Environment