

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/1006	Your Ref:	P/2018/1006
Date:	10 January 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2951 5382 Clergy House, Harwd Road, Brymbo

Development: Erection of dwelling with associated driveway and retaining walls (on land of former shop/ residential adjoining Clergy House)

I refer to your consultation dated 3 December 2018 in respect of the above.

The development site has a proposed access on to a narrow unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 15 mph due to the geometry of the road.

Visibility to the south can only be achieved over land belonging to Clergy House which I understand is under the same ownership as the current application site. Any permission should therefore include a suitably worded condition to ensure the land required for visibility is protected from obstruction in perpetuity.

Adequate off road parking is provided at the site.

The access road to the north of the site is not maintained by the highway authority so any proposed retaining structures will need to be checked by Building Control.

I would recommend that any permission include the following conditions:

CONDITIONS

**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.

**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.

**NONSTDC
039R**

DRIVEWAY WIDTH

The driveway width hereby approved shall be a minimum width of 3.2 metres.

**ZJ19
038R**

VISIBILITY SPLAYS (NEAR SIDE AND CENTRELINE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres to the north measured to the near side edge of the adjoining highway, and 2.0 metres x 17 metres to the south 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.

**NONSTDC
038R**

MAXIMISING VISIBILITY

Nothing shall be parked, planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the near side edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage of Clergy House. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

Peter Douthwaite

nm Service Manager Environment