

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0859	Your Ref:	P/2017/0859
Date:	22 November 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3315 5553 Former community centre, Shones Lane, Llay

Development: Residential development to provide 1 no. two storey 3 bedroom dwelling, 1 no. 3 bedroom special needs bungalow and 1 no. two storey block of 4 apartments with associated works.

I refer to your consultation dated 30 October 2017 in respect of the above.

The site is located on an unclassified highway subject to a 30mph speed limit although vehicular speed of traffic travelling from a north westerly direction is considered to be no more than 25mph due to the geometry of the road; Welsh government guidelines recommend visibility splays of 2.4 x 43m to the south east and 2.4 x 33m to the north west. These splays are achievable from the proposed site access.

It is considered that the traffic generated by the proposed residential development will be no more onerous than its previous use as a community centre.

Parking provision is marginally below the maximum standards recommended by LPGN 16; but given that the site is in highly sustainable location there is no justifiable reason to refuse the application on this minor shortfall in parking.

I 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**

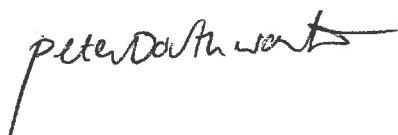
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

- ZJ11** **ACCESS WIDTH**
039R The vehicular access hereby approved shall be a minimum width of 4.8 metres.
- ZJ017** **VISIBILITY SPLAYS (NEAR SIDE)**
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 south east and 2.4 metres x 33 metres to the north west 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ20** **PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)**
038R Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the edge of the footway to points 3.3 metres either side measured along the nearside edge of the carriageway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ22** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R 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.
- ZJ38** **PAVEMENT CROSSING**
050R Prior to first use of development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.
- ZJ46** **NO PRIVATE SURFACE WATER RUN OFF**
026R 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.

NOTES

E05NA FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.



Service Manager Environment