

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0690	Your Ref:	P/2017/0690543
Date:	8 September 2017		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2706 4227 5 George Avenue, Trevor

Development: Construction of new vehicular access to enable off road parking for three vehicles.

I refer to your consultation dated 21 August 2017 in respect of the above.

The development site is located on a classified highway subject to a 30mph speed limit for which Welsh Government guidelines recommend the provision of visibility splays measuring 2.4 x 43m in both directions, which are readily achievable from the proposed site access.

It is Council policy that private drives served off a classified highway require the provision of a standard turning area; it appears unlikely that this can be provided.

I would normally recommend that the application be refused due to lack of adequate turning facility. However given that there are numerous neighbouring properties in the vicinity of the site that have existing vehicular accesses with similar shortcomings I consider that an objection is unjustifiable in this instance.

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.

ZJO7 ACCESS SURFACE (5 metres)

043R

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.

**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.

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 kerbline 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.

Peter D. M. W. S.

M Service Manager Environment