

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0537	Your Ref:	P/2017/0537
Date:	16 August 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2890 4590 Land off Bryn Glas, Rhosllanerchrugog

Development: Demolition of existing property and redevelopment for 5 no. new dwellings and access

I refer to your consultation dated 12 July 2017 in respect of the above.

The development site is at the end of a cul de sac on an unclassified highway that is subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road.

The road is generally 5m wide and serves approximately 37 existing properties. The existing turning head at the end of the cul de sac adequately caters for general vehicular use.

The proposed development will result in an overall increase of four dwellings being served off Bryn Glas. Outline planning permission was granted on the site for three dwellings in 2011 (P/2011/0779). So the net impact of this proposal is for just two additional dwellings over and above what has previously been granted planning permission.

Given the width of the road and the small increase in traffic generation I do not anticipate that this having a detrimental impact on the highway.

It would be preferable in this instance for the road width to be increased to 4.8m and the verge / service strip to be reduced to 1.8m.

The proposed road extension will be of adequate width to serve the 5 dwellings; this road will remain in private ownership and will not be adopted by the Council. Adequate parking is provided for each of the proposed dwellings.

The new access would also benefit from a turning facility at the southern end of the road.

I recommend any permission include the following conditions:

- ZJ017
038R** **VISIBILITY SPLAYS (NEAR SIDE) on to Bryn Glas**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres to the north and 2.4 metres x 15 metres to the west measured to the near side 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.
- ZJ15
038R** **VISIBILITY SPLAYS IN BOTH DIRECTIONS – access on to private drive**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 17 metres in both directions measured to the near side 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 near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- NONSTDC
026R
E06N
E07N** **SUBMISSION OF FURTHER DETAILS**
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:
 - Layout, design, drainage and construction of the proposed private drivewayThe scheme as is approved shall be fully implemented prior to first use of the development.
- ZJ22
035R** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on the approved drawing 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.
- NONSTDC
039R** **PRIVATE ROAD WIDTH**
The private road hereby approved shall be a minimum width of 4.8metres.
- 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
044R
E07N** **TURNING HEAD**
Prior to first use of the development a suitable turning head shall be constructed, details of which shall be submitted to and approved in writing by the Local Planning Authority. The facilities as approved shall thereafter be permanently retained and kept free of any obstruction, and made available solely for these purposes only.

NONSTDC PRIVATE MANAGEMENT COMPANY

NONSTDR The internal access road shall be maintained in perpetuity by a Private Management Company.

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1/1 Service Manager Environment

