

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0542	Your Ref:	P/2017/0542
Date:	17 July 2017		

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

Location: O. S Grid Ref: 2820 4335 Roxmere, Bethania Road, Acrefair

Development: Two storey rear extension to provide kitchen / dining room and utility room with additional bedroom and ensuite over and new vehicular access to replace existing.

I refer to your consultation dated 06 July 2017 in respect of the above.

The development site has an existing access on to a classified highway. Visibility at the existing access is below Welsh Government recommendations in both directions. The road opposite the current access is, in my experience, always narrowed by the number of parked cars opposite the entrance. It is not the best location to be edging out into the carriageway to see if it is clear to drive away.

Although visibility at the proposed access is still below Welsh government recommendations, it is nevertheless an improvement on the splays provided at the current access. The proposed access is opposite a widened section of carriageway which allows cars to park off the main road; thereby making the proposed location a safer place to access the site than the existing.

The provision of an off road parking and turning area is considered to be beneficial as there is no adequate turning area on the existing driveway

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.

- ZJ02
026R** **ACCESS TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS**
The existing vehicular access as shown on approved plan no. @@@ shall be permanently closed up prior to first use of the new vehicular access hereby approved.
- ZJ07
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.
- ZJ09
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.
- ZJ10
039R
E05NA** **ACCESS APPROVED AS PART OF APPLICATION**
Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. @@@@. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.
- 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 kerblin 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 Douthett

pn Service Manager Environment