

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0591	Your Ref:	P/2017/0591
Date:	16 August 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2665 5250 Cae Haidd, Old Road, Bwlchgwyn

Development: Conversion of barn to holiday let including rebuilding of existing out rigger and new roof

I refer to your consultation dated 18 July 2017 in respect of the above.

The site has an existing access on to the classified highway B5430 subject to a 40mph speed limit.

The existing access is of substandard width and layout to cater for any additional vehicular usage; visibility at the access is well below Welsh Government guidelines Tan 18

The applicant has submitted a revised plan demonstrating significant improvements to visibility and to the width and layout of the access.

TAN 18 states that where development sites are served by an existing substandard access, there should be scope for a limited redevelopment that incorporated a substantial access improvement, even though the improved access would still be below standard.

I therefore recommend that any permission should 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. |

**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. HO92/006. 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.

**ZJ39
026R**

VERGE CROSSING

Prior to first use of development a verge 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.

NOTES

NONSTD VERGE CROSSING LICENCE

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

peter oorthwaite

14 Service Manager Environment