

MEMORANDUM



From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0307	Your Ref:	SEH/P/2017/0307
Date:	31 st May 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 375 578 45 Darland Lane, Rossett, Wrexham.

Development: Ground floor extension to existing garage to form lounge with first floor extension over to increase bedrooms and bathrooms together with dormer windows and construction of new vehicular access.

I refer to your consultation / email dated 31/05/2017 including revised layout plan (Drg. No. 2017/08/E Rev B) in respect of the above.

I have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. **2017/08/E Rev B**.

NONSTD VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE) – EXISTING ACCESS

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 33 metres in both directions 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 nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD NO GATES WITHIN 5 METRES – EXISTING & PROPOSED ACCESS

033R There shall be no gates or other means of enclosure across the vehicular access points within 5 metres of the highway boundary.

NONSTD VISIBILITY SPLAYS (NEARSIDE AND CENTRELINE) – PROPOSED ACCESS

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 33 metres to the north measured to the nearside edge of the adjoining highway and 2.0 metres x 33 metres to the south measured to the centreline 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 carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD ACCESS SURFACE (5 metres) – PROPOSED ACCESS

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.

NONSTD NO GATES WITHIN 5 METRES – PROPOSED ACCESS

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

NONSTD NO PRIVATE SURFACE WATER RUN OFF – PROPOSED ACCESS

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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Note to Applicant:

In order to widen the extent of the dropped kerb for the proposed access outside the property, they will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Please ask the applicant to contact Jo Giles on Tel: 01978 729670 to arrange for this consent.

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