

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0545	Your Ref:	P/2017/0545
Date:	14 July 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2817 4160 147 Cae Gwilym Lane, Cefn Mawr

Development: Construction of new access including dropped vehicular footway crossing and on plot parking

I refer to your consultation dated 07 July 2017 in respect of the above.

The development site is situated 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 is 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.

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.

Pete Douthwaite

MP

Service Manager Environment