

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0302	Your Ref:	P/2017/0302
Date:	21 June 2017		

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

Location: O. S Grid Ref: 2697 5332 Land south east of Twenty Houses, Brymbo Road, Bwlchgwyn

Development: Outline application to erect 1 no. dwelling (all matters reserved)

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

The site is located on a classified highway. The submitted plan shows visibility of 2.4 x 43m in an easterly direction; this meets with Welsh government recommendations.

To the west, the speed limit changes from 30mph to the national speed limit.

The applicant has undertaken a survey to measure vehicular speed of traffic approaching the site from the east along Brymbo Road. The 85th percentile speed was 31.5 mph for which Welsh Government guidelines recommend a visibility splay of 46m.

The revised plan demonstrates that this is achievable from the proposed site access.

The submitted plan demonstrates that there is adequate parking and turning facility available within the site.

I recommend that any permission include the following conditions:

CONDITIONS

ZJO9 **NO GATES**

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

ZJO17 **VISIBILITY SPLAYS (NEARSIDE)**

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 46 metres to the west and 2.4 metres x 43 metres to the east 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

**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.

**ZJO1
026R
E03N**

EXISTING ACCESS TO BE CLOSED

The existing vehicular access as shown on approved plan no. @@@ shall be permanently closed up prior to first use of any part of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority.

**ZJ23
035R**

(PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.


Service Manager Environment