

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0228	Your Ref:	P/2017/0228
Date:	7 April 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3090 5380 Black Horse Inn, Top Road, Summerhill

Development: Erection of 2 no. detached dwellings

I refer to your consultation dated 22 March 2017 in respect of the above site.

The site is located on a classified highway subject to a 30 mph limit although 85 percentile vehicular speed is considered to be no more than 20 mph due to the geometry of the road.

The proposed access was granted planning permission (P/2014/0071) to serve a proposed development of three dwellings.

Off road parking is provided for two cars per dwelling which is considered acceptable given the sustainable location of the site. A turning area is provided to enable all vehicles to enter and leave the site in a forward direction.

There is a 1m wide footway just south of the development site. If permission is granted a footway should be extended across the front of the site to enhance pedestrian safety.

There was a street light attached to the front of the building prior to demolition; the developer will need to replace this street light.

I recommend that any permission 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.

- 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.
- ZJ11 039R ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.8 metres.
- ZJ13 026R E05NA DROPPED KERB VEHICULAR ACCESS**
The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
- ZJ21 038R MAXIMISING VISIBILITY**
Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.
- 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.
- NONSTDC 050R NEW 1.8 METRE FOOTWAY**
Prior to first use of the development a 1.8m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
- 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.
- NONSTDC 026R REPLACEMENT STREET LIGHT**
No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

NOTES

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

NONSTDN CONSTRUCTION OF FOOTWAY

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals

are submitted to the Highway Authority and confirmed as acceptable **BEFORE** development commences. Please contact the Highway Authority on telephone no. 01978 729696 for further guidance.

NONSTDN STREET LIGHT

You are advised to contact Gwersyllt community council to discuss the replacement street light



 Service Manager Environment

