

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0245	Your Ref:	P/2017/0245
Date:	7 April 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2893 4580 Land adjoining no.1 Lower Mountain Road, Rhos
Development: Construction of vehicular access and private driveway off Lower Mountain Road

I refer to your consultation dated 27 March 2017 in respect of the above.

The application site is a property known as Braemar. Their existing driveway accesses on to Bridge Street and suffers from substandard visibility in a westerly direction.

The proposed driveway provides adequate visibility on to Lower Mountain Road and is considered to be a much safer access than the existing.

I would 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. |
| 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. |
| ZJ13
026R
E05NA | DROPPED KERB VEHICULAR ACCESS
The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing. |

**ZJ15
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres in both directions measured to the near side 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 near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NOTES

E05NA FOOTWAY CROSSING LICENCE

A licence should 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. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.



Service Manager Environment

