

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/1177 **Your Ref:** SEH/P/2016/1177
Date: 5th January 2017

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

Location: O. S Grid Ref: 415 394 The Lodge, Tudor Drive, Llanerch Panna, Penley, Wrexham.

Development: Application for variation of condition no. 12 to allow changes to the required visibility splays and for the removal of condition 16 requiring the construction of a footway along the site frontage (planning application code no. P/2014/0738).

I refer to your consultation dated 04/01/2017 in respect of the above.

I have no objections to the proposed application and would recommend that any permission includes 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. -----.

NONSTD VISIBILITY SPLAYS (NEAR SIDE AND CENTRELINE)

038R Prior to first use of the development hereby approved any proposed vehicular accesses shall provide visibility splays of 2.4 metres x 25 metres to the west measured to the near side edge of the adjoining highway and 2.4 metres x 33 metres to the east 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 of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ13 DROPPED KERB VEHICULAR CROSSING

026R The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.

NONSTD DROPPED KERB PEDESTRIAN CROSSING

026R A 1.8m wide dropped kerb pedestrian crossing shall be provided opposite the access points to plots 1 & 2 on Tudor Drive.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

- **VERGE 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 highway verge at the new access positions. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

- **FOOTWAY CROSSING – OPPOSITE PLOTS 1 & 2**

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 form the pedestrian crossing point. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

peter warrick

h Service Manager Environment