

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0993	Your Ref:	P/2016/0993
Date:	10 November 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3012 5470 Ffrwd Farm, Ffrwd, Wrexham

Development: Conversion of two former agricultural buildings into 2 no. dwellings together with ancillary works including drainage, access driveways and ecological protective measures

I refer to your consultation dated 31 November 2016 in respect of the above.

The site is located on a classified highway where vehicular speed is considered to be no more than 25mph, for which Welsh government guidelines recommend visibility splays measuring 2.4 x 33m. It is proposed to use the existing eastern access into the site to serve both dwellings; adequate splays are achievable from this access.

There is ample space within the curtilage of the site to provide adequate off road parking and turning facilities.

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. |
| 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. |
| ZJ11
039R | ACCESS WIDTH
The vehicular access hereby approved shall be a minimum width of 4.1 metres. |

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 2.4 metres x 33 metres in both directions 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 nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R 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

Peter Doherty

M Service Manager Environment