

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/1142	Your Ref:	P/2016/1142
Date:	5 January 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2925 4589 Land adjoining and east of Greenfields, Stryt Las Development: Erection of two pairs of semi detached dwellings

The development site is located on a classified highway within a 20 mph speed limit for which Welsh Government guidelines recommends visibility splays measuring 2.4 x 25m to the nearside edge in both directions. It is possible to achieve these splays from the proposed accesses.

Any development will require the construction of a new 2 metre wide footway along the full frontage of the site to meet up with the existing adopted footway fronting the dwelling known as Greenfields, to the west of the site.

Parking and turning should be concurrent with LPGN 16 recommendations.

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. |
| ZJ15
038R | VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 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.

**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.

**ZJ13
026R
E05NA**

DROPPED KERB VEHICULAR ACCESS

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

**ZJ35
050R**

NEW 2.0 METRE FOOTWAY

Prior to first use of the development a 2.0m 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.

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.

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.

Peter Dorkiewicz

MA Service Manager Environment