

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/1164	Your Ref:	P/2016/1164
Date:	16 January 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3057 4392 Maesyllan Farm, Maesyllan Lane, Ruabon

Development: Outline application for residential development (with all matters reserved) including demolition of farmhouse and outbuildings

I refer to your consultation dated 3 January 2017 in respect of the above.

The site is located off an unclassified highway. The road has been constructed as a 5.5 m wide highway with 2m footways either side.

When a previous planning application was submitted on the adjacent site I understand that the planning committee expressed concerns over the existing site congestion caused by parents parking and waiting to pick up their children from the nearby junior school.

Whilst it is acknowledged that this may be an issue at school starting/ ending times the addition of up to 8 dwellings is considered unlikely to create significant additional congestion as parking provision will be in full accordance with LPGN 16 maximum standards.

In this instance the Highway Authority would not wish to adopt the private driveway serving the 8 dwellings. The private drive should be passed into the control of a private management company and should be maintained in perpetuity by this company.

The footway fronting the site will need to be widened to 2m. Visibility from the proposed access road will be protected by an appropriate planning condition as will visibility from the Maesyllan Lane on to Albert Grove.

A suitably sized turning head must be provided within the development.

I recommend that any permission include the following conditions:

CONDITIONS

- 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 **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.
- 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.
- 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.
- ZJ11
039R** **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.8 metres.
- 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.

Peter Watkins

W Service Manager Environment