

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0848	Your Ref:	P/2016/0848
Date:	3 November 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2977 5384 Land adjoining and north west of Grove House, Queens Road, Brymbo

Development: Outline application for the erection of 2 detached houses (3 bed room) with detached garaging

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

The development site is located on a classified highway subject to a 30 mph speed limit. The road is currently closed to through traffic due to a land slip; no decision has yet been made on whether the road will ever be reopened to through traffic.

Any new access serving the proposed dwellings will require visibility splays measuring 2.0 x 43m in both directions to the nearside edge. To achieve this, the existing site boundary may need to be reduced in height

Parking and turning areas appear to be adequate. The gradient of the access appears to be concurrent with council guidelines.

I note that earthworks have already been undertaken prior to planning permission being granted. Given that a land slip occurred on the road only 100m south of this site I have concerns over the suitability of this site for development as the proposed layout will require significant earthworks and presumably the erection of substantial retaining features. A condition requiring a full report on slope stability should be attached to any permission and be submitted for approval prior to any further development on the site.

I recommend that any permission include the following conditions:

CONDITIONS

**ZJ05
039R**

ACCESS GRADIENT

The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).

ZJO7 **ACCESS SURFACE (5 metres)**
043R 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 **NO GATES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ15 **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 43 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 **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R 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

NONSTDC SUBMISSION OF FURTHER DETAILS
026R
E06N

E07N No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Any retaining walls affecting the highway
- 2) Geotechnical report on slope stability and ground conditions.

The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ46 **NO PRIVATE SURFACE WATER RUN OFF**
026R 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.

Peter Douthwaite

hp Service Manager Environment