

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well Being
and Development

Our Ref: P/2015/0646

Your Ref: P/2015/0646

Date: 18 December 2015

Town and Country Planning Act 1990

Section 78 Appeal at Royal Oak, Fennant Road, Ponciau, Wrexham

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of that response is attached for your information.

Peter Outhwaite

PO Service Manager Environment

MEMORANDUM

From:	Senior Service Manager	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0646	Your Ref:	P/2015/0646
Date:	29 September 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2960 4670 Royal Oak, Fennant Road, Ponciau

Development: Conversion of former public house into 2 dwellings

I refer to your consultation dated 7 September 2015 in respect of the above.

The site is located on a classified highway subject to a 20 mph speed limit. Visibility at the access on to Fennant Road is below recommended standards. However the road provides access to the public house car park and it is considered that traffic generation from the two proposed dwellings is less than that of the public house.

The access width between the parked cars appears to be only 5.3m long and does not provide adequate turning facility. The location of the cars parked to the northern side of the access may prevent adequate visibility on to the road known as Brynydd.

These two issues can both be resolved with the submission of a revised parking scheme.

I recommend that any permission include the following conditions:

CONDITIONS

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 (NEARSIDE) (on to Brynydd)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 15 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.



PJ Service Manager Environment