

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0699	Your Ref:	P/2015/0699
Date:	27 November 2015		

Location: O. S Grid Ref: 3350 3570 land North of Burton Road, Burton, Rossett
Development: Application for outline planning permission for the erection of 19 dwellings with all detailed matters reserved except layout and access.

I refer to your consultation dated 22 September 2015 in respect of the above.

The site is located with a frontage on to a classified highway Burton Road subject to a 30 mph speed limit. It is possible to achieve adequate visibility on to the highway although this will result in the loss of a significant length of hedgerow.

There is an existing footway fronting the development site along the northern edge of Burton Road which provides a pedestrian link through to Rossett via the A483 underpass.

The main access to the site along Burton Road passes the acute angled bend at Cam yr Alyn Lodge. Such is the severity of the bend that any significant traffic generated by further development along Burton Road may detrimentally impact on highway safety.

It is considered that the addition of a further 19 dwellings is not significant in highway terms and given that there are no recorded personal injury accidents recorded at this bend it is difficult to justify a refusal on highway grounds.

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 56 metres in both directions measured to the near side 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 near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTDC SUBMISSION OF FURTHER DETAILS

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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) Detailed layout, design, drainage and construction of the proposed road

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

ZJ46

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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.



 Service Manager Environment