

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0748	Your Ref:	P/2015/0748
Date:	19 October 2015		

Location: O. S Grid Ref: 2820 4330 Glanllyn, Bethania Road, Acrefair

Development: Outline application to erect 1 no. dwelling on land adjoining Glanllyn with associated parking and vehicular access.

I refer to your consultation 8 October 2015 in respect of the above.

The development site has access on to a classified highway subject to a 30 mph speed limit. Vehicular speed is considered to be no greater than 25mph from the west and 20 mph from the east. Welsh Government guidelines recommend visibility splays of 2.0 x 33m to the west and 2.0 x 25m to the east which is achievable from the proposed site access.

Visibility to the west is over land outside the application site. I assume therefore that the red outline should include the required splay across land under the ownership of Glanllyn? I note that the applicant is suggesting that visibility will be provided by reducing the height of the fence to below 1m. I believe a better solution would be to realign the boundary fence of Glanllyn along the visibility splay line, which would ensure that the splay is maintained in perpetuity whilst also allowing Glanllyn to retain a private rear garden.

It does not appear that the proposed turning area will provide adequate manoeuvrability within the site. Some consideration could be given to moving the dwelling forward and providing a turning head to the rear of the plot.

However I note that the application is in outline only, with all matters reserved except for access; I assume therefore that the turning requirements can be dealt with at reserved matters.

Subject to the minor details above being resolved I would recommend any permission include the following conditions.

CONDITIONS

ZJ017 038R	VISIBILITY SPLAYS (NEARSIDE) Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres to the east and 2.0 metres x 33 metres to the west measured to the nearside edge of the
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adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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.

ZJ13 DROPPED KERB VEHICULAR ACCESS

026R

E05NA

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

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 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.

ZJ20 PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)

038R

Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the edge of the footway to points 3.3 metres either side measured along the nearside edge of the carriageway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Note to Applicant

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.

Peter Douthett

PN Service Manager Environment