

# MEMORANDUM



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**From:** Network and Infrastructure Manager    **To:** Chief Planning Officer

**Our Ref:** PD/P/2012/0121

**Your Ref:** KH/P/2012/0121

**Date:** 08 March 2012

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**TOWN AND COUNTRY PLANNING ACT 1990.**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.**

**Location:** O. S Grid Ref: 2850 5106 Salvation Army Hall, The High Street, Coedpoeth, Wrexham.

**Development:** Conversion of chapel (former Salvation Army charity shop) to provide a 3 bedroom two storey dwelling.

I refer to your consultation dated 17 February 2012 in respect of the above.

The development site is located onto the A525 High Street; a classified highway subject to a 30mph speed limit. There is no existing vehicular access into the site. Any new access should provide visibility splays measuring 2.4 x 43m in both directions.

The proposed access does not achieve this. The retaining wall of the neighbouring school restricts visibility to just 2.4 x 5m. A previous planning permission (P/2005/0444) on the site conditioned the retaining wall to be set back 2m behind the carriageway edge to allow adequate visibility to be achieved. A similar condition should be attached to any permission in this instance and will require agreement with the Councils Strategic Assets Manager

To the west it is possible to achieve 2.4 x 43m to the centre line which, given the current permitted class use of the site, is considered acceptable in this instance.

The proposed turning area appears very restricted and may not provide adequate space to permit vehicles to leave the site safely.

As the site has an A1 class use it could potentially create traffic issues in the vicinity of the site – in terms of both parking problems and capacity. Despite the visibility and turning areas being below standard I am satisfied in this instance that there is highway benefit to be gained from supporting this application compared to its existing class use.

I recommend that any permission include the following conditions:

## CONDITIONS

**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.

**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.

**NONSTDC MAXIMISING VISIBILITY**

038R

Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.0 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

**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.

**ZJ38 PAVEMENT CROSSING**

050R

Prior to first use of development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

**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.

## **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) Detailed layout, design, drainage and construction of the proposed new footway
- 2) School retaining wall

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

## **NONSTDC RETAINING WALL**

038R

No part of the development shall commence until the existing wall along the frontage of the school site has been demolished and rebuilt 2 metres back from the kerb line and the land between has been laid out and surfaced as pedestrian footway. The footway thereby created shall be retained clear of any obstruction.

## **NOTES**

**E02NA**

### **HIGHWAY SUPPLEMENTARY NOTES**

Your attention is drawn to Highway Supplementary Notes on the enclosed "Applicants' Rights and General Information".

**E03N**

### **WORKS WITHIN THE HIGHWAY**

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

**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*

*pp.* Network and Infrastructure Manager