

MEMORANDUM



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

Our Ref: PD/2012/0478

Your Ref: P/2012/0478

Date: 22 March 2013

Town and Country Planning Act 1990

Section 78 Appeal at 28 Penygraig Road, Brymbo

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

However if the Inspector is minded to grant planning permission I would recommend the following conditions are attached to any permission:

CONDITIONS

ZJ20
038R

PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)

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.

ZJ21
038R

MAXIMISING VISIBILITY

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 2.4 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.

ZJO7
043R

ACCESS SURFACE (5 metres)

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
033R

NO GATES

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(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.

ZJ13
026R
E05NA

DROPPED KERB VEHICULAR ACCESS

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

ZJ46
026R

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.

NOTE

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 Douthwaite

P.P Network and Infrastructure Manager

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0478

Your Ref: P/2012/0478

Date: 07 August 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3291 3538 28 Pen y Graig Road, Brymbo

Development: Lowering of kerb for driveway access

I refer to your consultation dated 3 July 2012 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 25 mph; for which Welsh Government guidelines recommends visibility splays measuring 2.4 x 33m in both directions.

Visibility from the proposed access is limited to 2.4 x 6m in a southerly direction and 2.4 x 20 in a northerly direction.

It is current council policy that any new access on to a classified highway should provide off road turning facility within the curtilage of the site. It does not appear possible to provide a turning facility at the development site.

I therefore recommend that the application is refused for the following reasons:

REASONS

- It appears impracticable within the curtilage of the site to construct an access with Pen y Graig Road which would provide sufficient visibility for vehicles emerging from the site
- The dimensions of the site appear to be insufficient to accommodate feasible turning facilities within the curtilage of the site

Peter D. Sturges

P.P. Network and Infrastructure Manager

