

MEMORANDUM



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

Our Ref: PD/2012/0378

Your Ref: P/2012/0378

Date: 5 November 2012

Town and Country Planning Act 1990

Section 78 Appeal at Mount Pleasant, Pleasant View, Bee Bank, Froncysyllte

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

ZJ017
038R

VISIBILITY SPLAYS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 20 metres to the west and 2.4 metres x 25 metres to the east 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07
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.

ZJ09
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.

ZJ11
039R

ACCESS WIDTH

The vehicular access hereby approved shall be a minimum width of 4.5 metres.

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.

Peter Cornsante

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Network and Infrastructure Manager