

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development

Our Ref: ENV/DC/PP/2012/0610 **Your Ref:** SEH/P/2012/0610

Date: 30TH August 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 359 558 The Orchard, Marford Hill, Marford, Wrexham.

Development: Alterations and extension and improvements to driveway entrance.

I refer to your consultation dated 29/08/2012 in respect of the above.

The proposed development site is located on the B5445 Marford Hill which is a classified road subject to a 30mph speed limit.

Based on these speeds, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 90m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 16m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the hedgerow / shrubs fronting the site.

I understand that the proposed access modifications include setting the existing pillars back (including new gates) to 6.5m behind the adjoining carriageway and removing / lowering the existing planting along the site frontage. This should enable full visibility to be provided in both directions providing that any proposed / existing shrubs are maintained at a maximum height of 1.0m above the adjoining road level.

No private surface water run-off shall be permitted to flow onto the adjoining highway. I would recommend that any Aco drain or similar is constructed across the access to intercept any such run-off.

Parking and turning provision at the proposed development site appears adequate.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan.

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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

P.P. *Peter Dornhwaite*
Network and Infrastructure Manager