

MEMORANDUM



From: Network and Infrastructure Manager To: Chief Planning Officer

Our Ref: PD/2012/0497

Your Ref: P/2012/0497

Date: 20 August 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 282 482 Bronwylfa Hall, Bronwylfa, Wrexham.

Development: Conversion of existing unused garage to use as disabled living accommodation and alterations to vehicular access.

I refer to your consultation dated 9 July 2012 in respect of the above.

The development site accesses onto a narrow classified road subject to a 60mph speed limit although I would estimate typical vehicle speeds along this section of road at being around 25 mph due to the geometry of the road.

Visibility from the existing access is inadequate, being approximately 2.4 x 10m in both directions measured to the centreline of the adjoining highway. Welsh Government guidelines recommend visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway.

To achieve adequate visibility I would recommend that the access is re-located approximately 17m further west in order to provide the required visibility splays. This will involve the partial setting back / removal of a section of hedgerow to the western side of the access.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ01 EXISTING ACCESS TO BE CLOSED

026R
E03N

The existing vehicular access as shown on approved plan no. 204/02/05 shall be permanently closed up prior to first use of any part of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority.

ZJ07 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

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.

ZJ016
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline 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.

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). 204/02/04 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.

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 Oortman
P.P. Network and Infrastructure Manager