

MEMORANDUM



From: Network and Infrastructure Manager To: Chief Planning Officer

Our Ref: PD/2012/0467

Your Ref: P/2012/0467

Date: 08 August 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2970 5380 Land at Queens Road, Brymbo

Development: Outline application for erection of 3 no. detached dwellings and access road.

I refer to your consultation dated 02 July 2012 in respect of the above.

The development site is located on a classified highway subject to a 30 mph speed limit. There is an existing vehicular access serving two garages.

Any new access serving the proposed 2 dwellings will require visibility splays measuring 2.4 x 43m in both directions to the nearside edge. To achieve this, the existing site boundary retaining wall to the south of the access will need to be relocated.

Parking and turning areas appear to be adequate. The gradient of the access appears to be concurrent with council guidelines. The plans demonstrate the provision of a footway across the site frontage.

Given that a land slip occurred on the road only 100m south of this site I have concerns over the suitability of this site for development as the proposed layout will require significant earthworks and presumably the erection of substantial retaining features. A condition requiring a full report on slope stability should be attached to any permission and be submitted for approval prior to any development on the site.

Although it does not appear to be demonstrated on the submitted plans, I assume that the development will require the construction of a new retaining wall behind the proposed new footway. Any retaining structure adjacent to the footway will require further approval from the council's structures section.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ05
039R

ACCESS GRADIENT

The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).

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.
ZJ11 039R	ACCESS WIDTH The vehicular access hereby approved shall be a minimum width of 4.5 metres.
ZJ15 038R	VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE) Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the near side 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 near side edge 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). 689 P 001 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
ZJ35 050R	NEW 2.0 METRE FOOTWAY Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
NONSTDC 026R E06N E07N	SUBMISSION OF FURTHER DETAILS 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) Any retaining walls affecting the highway 3) Geotechnical report on slope stability and ground conditions. The scheme as is approved shall be fully implemented prior to first use of the development.
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.

NOTES

NONSTDN CONSTRUCTION OF FOOTWAY

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729696 for further guidance.

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.

NONSTDC RETAINING WALL

The applicant must contact Matthew Ricketts, Senior Structural Engineer, Wrexham County Borough Council on 01978 729723 to discuss any retaining structures within 4m of the highway.

Peter D. Thwait

P.P. Network and Infrastructure Manager

