

MEMORANDUM



From: Network and Infrastructure Manager To: Chief Planning Officer

Our Ref: PD/2012/0256

Your Ref: P/2012/0256

Date: 09 May 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3170 5090 St Pauls Church, Berse Road, Caego

Development: Conversion of existing chapel to single dwelling.

I refer to your consultation dated 12 April 2012 in respect of the above.

The development site is located on a classified highway subject only to the national speed limit.

There is no existing vehicular access into the site although there are two accesses to the west of the site serving residential properties and a further access that serves the very busy Arriva bus depot. All three accesses suffer from substandard visibility in an easterly direction; visibility being obstructed by the front boundary wall of the development site.

The proposed vehicular access requires the front boundary wall to be set back 1m from its existing position which will allow visibility of approximately 2.4 x 30m to be achieved in an easterly direction; below TAN 18 recommendations. To the west visibility of 2.4 x 90m is achievable which is considered adequate.

Given that visibility to the east is substandard I would not normally wish to support such a proposal.

However by setting the boundary wall back 1m into the site, visibility from the neighbouring accesses is significantly improved. Given that the Arriva bus depot access is so heavily trafficked I consider that there is significant highway benefit in supporting the proposed access.

The proposed access has been designed such that adequate pedestrian visibility is provided. A separate licence will need to be obtained from the Highway Authority in order to alter the kerblineline and cross the footpath at the access position.

I recommend any permission include the following conditions:

CONDITIONS

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.

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.

NONSTDC **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R The vehicular parking and turning areas as shown on the approved drawing 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 **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.

ZJ37 **SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)**
026R
E06N
E07N 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
The scheme as is approved shall be fully implemented prior to first use of the development.

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

ZJ05 **ACCESS GRADIENT**
039R The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).

Notes

E02N **HIGHWAY SUPPLEMENTARY NOTES**
Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

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.

E06N

CONSTRUCTION OF ACCESS AND ESTATE ROADS ETC

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road 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.

Pete DeMunzio

P.P. Network and Infrastructure Manager