

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0365 **Your Ref:** SJG/P/2012/0365
Date: 27th June 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 357 527 Unit 1, Former ROC Office, Borrass Road, Borrass, Wrexham.
Development: Change of use from office / workshop to Open Minds Training and Therapy Centre.

I refer to your consultation dated 22/05/2012 and email dated 25/06/2012 including revised layout plan (Drg. No. 6855/L(-)01 Rev A) in respect of the above.

The revised layout plan indicates significant improvements to the existing access serving the development site in terms of both access width and visibility.

I would also recommend that the proposed parking area is marked out with white lining material in accordance with LPGN 16 requirements.

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

CONDITIONS

- ZJ15** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 metres in both directions 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 nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ11** **ACCESS WIDTH**
039R The vehicular access hereby approved shall be a minimum width of 4.8 metres.
- ZJ08** **ACCESS SURFACE (10 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 10 metres behind the adjoining highway.
- ZJ09A** **NO GATES WITHIN 10 METRES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

ZJ23
035R

(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

If the proposed access widening requires encroachment over additional highway verge, then s.184 consent will be required. In this instance, please contact Jo Giles on Tel: 01978 729670 for a s.184 application form.

A handwritten signature in black ink, appearing to read 'J. Giles', is positioned above the title 'Network and Infrastructure Manager'.

Network and Infrastructure Manager