

MEMORANDUM



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

Our Ref: ENV/DC/PP/2012/0186 **Your Ref:** PF/P/2012/0186

Date: 27TH March 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 509 338 2 Maelor Terrace, Fenns Bank Road, Bronington, Whitchurch.

Development: Provision of driveway and off road parking.

I refer to your consultation dated 14/03/2012 in respect of the above.

The proposed development site is located on Fenns Bank Road which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road.

Any proposed access would normally be required to provide visibility splays of 2.4 x 120m in both directions in accordance with TAN 18. Visibility from the proposed access appears achievable in both directions.

The submitted layout plan only appears to indicate space for 2 no. vehicles with no turning provision. I would recommend that the applicant submits a revised layout plan indicating the provision of 3 no. parking spaces and a suitable turning facility.

I would normally therefore recommend that the application be **REFUSED** for the following reasons:-

1. **The proposed development does not make adequate provision for the parking of vehicles clear of the public highway.**
2. **The proposed development does not make adequate provision for the turning of vehicles clear of the public highway.**

However, if the applicant were to satisfactorily address the above issues, then I would recommend that 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 the submitted layout plan.

ZJ15A VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R EMPTY SPLAY

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of **2.4 metres x 120 metres** in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction above the level 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 3.0 metres.

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 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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.

Note:

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 729670.



Network and Infrastructure Manager