

MEMORANDUM



From: Network and Infrastructure Manager **To:** Chief Planning Officer

Our Ref: PD/P/2012/0128

Your Ref: LP/P/2012/0128

Date: 27 March 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 27505210 Uplands, Ruthin Road, Minera

Development: Relocation of existing driveway

I refer to your consultation dated 22 February 2012 in respect of the above.

The site has an existing access on to a classified highway subject only to the national speed limit. The existing access suffers from substandard visibility in both directions.

The proposed access is located on the A525 classified highway subject only to the national speed limit. Visibility from the proposed access is concurrent with Welsh Government guidelines.

Given that the proposed driveway provides a safer access on to the highway I make no objection to the proposal.

I recommend that any permission include the following conditions:

CONDITIONS

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.

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.

NONSTDC ACCESS TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS

026R The existing vehicular access as shown on the approved plan shall be permanently closed up prior to first use of the new vehicular access hereby approved.

ZJ20 PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)
038R Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the edge of the footway to points 3.3 metres either side measured along the nearside edge of the carriageway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ38 PAVEMENT CROSSING
050R Prior to first use of development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

ZJ39 VERGE CROSSING
026R Prior to first use of development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

Note to applicant

E05N FOOTWAY CROSSING LICENCE

A licence will need to 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. The licence is a separate form and will need to be obtained from the Highways Department, Wrexham County Borough Council.
Telephone no: 01978 729670

P.P. 
Network and Infrastructure Manager