

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2012/00221

Your Ref: P/2012/0221

Date: 24 April 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: The Hollies, Bridge Street, Drefechan, Penycae

Development: Formation of vehicular access (in retrospect)

I refer to your consultation dated 26 March 2012 concerning the above.

The site is located on a classified highway subject only to the national speed limit although given the geometry of the road, vehicular speed is considered to be no more than 20 mph from the south and 25 mph from the north.

Welsh Government guidelines recommend the provision of visibility splays measuring 2.4 x 33m to the centre line in a northerly direction and 2.4 x 25m to the centre line in a southerly direction.

The access currently provides visibility of approximately 2.4 x 5m in both directions due to the height of the adjacent walls and hedge. In its current format the access is substandard and I would be unable to support the planning application.

It is however possible to improve visibility at the access by reducing the height of the boundary walls (in both directions) and hedge (to the north) to a height of no more than 1m above the height of the adjoining carriageway.

The ramped access to the site has been constructed on highway land. There is concern that the ramp may not be constructed to an approved standard. The applicant will need to apply for permission to cross highway verge under S184 of the Highways Act.

I recommend that any permission include the following conditions:

CONDITIONS

**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.

ZJ18
038R

VISIBILITY SPLAYS (CENTRELINE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the north and 2.4 metres x 25 metres to the south measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ39
026R

VERGE CROSSING

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.

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.

NOTE

VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.

P.P. *Peter Donohwaite*
Network and Infrastructure Manager