

MEMORANDUM



From: Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2011/0831

Your Ref: KH/P/2011/0831

Date: 12 December 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3020 3830 The Walled Garden, Brynkinallt Farm Road, Chirk

Development: Restoration of walled garden. Construction of 8 no. holiday cottages and culinary school.

I refer to your consultation dated 15 November 2011 in respect of the above.

The site has an existing access on to a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 30mph due to the geometry of the road. Visibility from the access is concurrent with Welsh Government recommendations. It is proposed that the existing access is widened to allow service vehicles adequate access to the site and also permit the simultaneous passage of vehicles.

Adequate off road parking and turning is proposed for the whole development.

Forge Road, the road giving access to the site, is only 3.7m wide in places which does not permit the simultaneous passage of vehicles. However as part of a planning permission (P/2005/0877) for the neighbouring Brynkinallt Estate a passing place has been constructed on Forge Road.

Considering the existing low level of traffic movement on Forge Road and the predicted low level of traffic generated by this proposal, it is considered that the road layout is adequate to cater for this development.

I recommend that any permission include the following conditions:

CONDITIONS

**ZJ15
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ22

PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

The vehicular parking and turning areas as shown on approved drawing No 1101.100 Rev A 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.

NONSTDC SUBMISSION OF FURTHER DETAILS

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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 access on to Forge Road

The scheme as is approved shall be fully implemented prior to first use of the development.



Infrastructure Manager