

MEMORANDUM



From: Service Manager, Environment

To: Chief Planning Officer

Our Ref: PD/2012/0053

Your Ref: MP/P/2012/0053

Date: 27 February 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2890 5100 Rear of Prospect Place, off Heol Maelor, Coedpoeth.

Development: Erection of new dormer bungalow.

I refer to your consultation dated 25 January 2012 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit for which Welsh Government guidelines recommend visibility splays of 2.4 x 43m.

Visibility at the existing access was restricted to 2.4 x 8m in both directions prior to the recently undertaken improvement works.

Following these improvements, visibility to the west is now considered acceptable. To the east it is apparent that the applicant has undertaken work to lower the walls of the neighbouring properties to improve visibility. Although visibility is still slightly below standard it is a significant improvement on the visibility previously achievable at the site. Given that the access is already used to serve two dwellings the improvements to visibility are considered to be beneficial to highway safety.

Although the visibility improvements are satisfactory in principle the council will need to be party to an appropriate legal agreement with the developer and the neighbouring properties to ensure that visibility can be maintained in perpetuity.

The existing access into the site is only 3.9m wide and does not permit the passage of two vehicles simultaneously. However the access already serves two dwellings and I would not object to a third being served off it if the improvements to visibility can be secured by legal agreement.

Adequate of road parking and turning are provided for the proposed dwelling.

I recommend that any permission include the following conditions:

CONDITIONS

NONSTDC NO VEHICULAR ACCESS

026R

There shall be no means of vehicular access to the development from Prospect Place

ZJ017
038R

VISIBILITY SPLAYS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres to the west and 2.4 metres x 30 metres to the east 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). 1012-01 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
038R

LEGAL AGREEMENT

No development shall be permitted until an appropriate Legal agreement has been entered into with the Council to ensure the future safeguarding of the easterly visibility splay.

P.P. *Peter Cathers*
Service Manager, Environment