

MEMORANDUM



From: Service Manager, Environment

To: Chief Planning Officer

Our Ref: PD/2011/0403

Your Ref: P/2011/0403

Date: 10 January 2011

Town and Country Planning Act 1990

Section 78 Appeal at Land adjacent to Mount House, Church Street, Ruabon

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of that response is attached for your information.


pp. Service Manager, Environment

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: DC/PD/2011/0403

Your Ref: P/2011/0403

Date: 10 July 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3010 4380 Land adjacent to Mount House, Church Street, Ruabon

Development: Erection of 2 no. dwellings and garages.

I refer to your consultation dated 13 June 2011 in respect of the above.

The development site is located on a classified highway that is subject to a 30 mph speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road and the existing traffic calming scheme on Church Street.

Adequate visibility of 2.4 x 33m is achievable in both directions from the proposed access location. All vegetation must be removed from behind the 0.6m high wall to the north west of the site.

The site access is steeply sloped to cater for the level difference between the public highway and the development site. The access width is approximately 4.3m. Whilst this is below the 4.8m I would normally expect a shared driveway to provide, current Council policy states that a carriageway width of 4.1m is adequate to serve up to 6 dwellings. I therefore consider that an objection on the grounds of inadequate width is unjustifiable. The ramp is of adequate gradient for the first 5m back from the highway.

Given the gradient of the slope some vehicular restraint maybe required at the southern end of the ramp to ensure neighbouring properties are protected against any loss of vehicular control but this is a private matter and not one that will affect safety on the public highway

The ramp will also provide access to an off road parking facility for the recently refurbished Mount House which negates the need for parking on the classified highway.

Adequate off road parking and turning facilities are provided for the proposed dwellings and a suitably worded condition will ensure that adequate off road parking is provided for Mount House.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on the approved drawing 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.

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities for Mount House have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

ZJO7 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials 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.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 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.

ZJO9 NO GATES

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


Infrastructure and Planning Manager