

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0277	Your Ref:	P/2018/0277
Date:	18 May 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3049 4374 Willow Cottage, Park Street, Ruabon

Development: Outline application for erection of 11 no. dwellings and construction of new access point.

I refer to your consultation dated 16/04/2018 in respect of the above site.

The development site is located on a classified highway; the road to the north west of the site is subject to a 20mph speed limit; to the south east it is a 30mph speed limit. Visibility of 2.4 x 25m and 2.4 x 43m is required respectively.

It is possible to achieve these splays by relocating the existing site access in a south easterly direction.

A proposed road width of 4.8m with associated footway provision on one side meets with current highway design standards. A turning head is of adequate size to cater for an 11.2m long refuse wagon.

I do not know why a footway link is proposed through the site in to neighbouring land to the north. Does the applicant have permission to gain access to this land?

Traffic generated from a development of just 11 dwellings is likely to be no more than 10 at peak hours. This equates to an average of just one additional vehicle every 6 minutes. This is not considered to be significant and will not cause any detriment to highway capacity or safety in the locality.

I recommend that any permission include the following conditions:

CONDITIONS

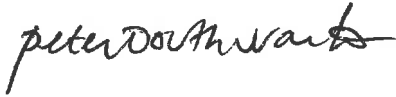
ZJ017 038R	VISIBILITY SPLAYS (NEARSIDE) Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres to the north west and
-----------------------	---

2.4 metres x 43 metres to the south 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.

NONSTDC CONSTRUCTION DETAILS

026R

The detailed layout, lighting, design, drainage and construction of the internal estate road shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority prior to the commencement of any site works.



 Service Manager Environment