

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0729	Your Ref:	P/2016/0729
Date:	16 August 2016		

Location: O. S Grid Ref: 2968 4585 40 Gardden Road, Rhos

Development: On plot parking and dropped vehicular footway crossing

I refer to your consultation dated 8 August 2016 in respect of the above.

The development site is situated on a classified highway subject to a 30mph speed limit although vehicular speed is considered to be no more than 25 mph. Welsh Government guidelines recommend the provision of visibility splays measuring 2.4 x 33m in both directions which is not achievable from the proposed site access.

It is Council policy that private drives served off a classified highway require the provision of a standard turning area; it appears is unlikely that this can be provided.

I would normally recommend that the application be refused due to lack of adequate visibility and turning facility.

However given that there are numerous neighbouring properties in the vicinity of the site that have existing vehicular accesses with similar shortcomings I consider that an objection is unjustifiable in this instance.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ13 DROPPED KERB VEHICULAR ACCESS

026R

E05NA The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.

Note to applicant

E05N FOOTWAY CROSSING LICENCE

A licence will need to be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerblin and cross the footpath at the new

access position. The licence is a separate form and will need to be obtained from the Environment Department, Wrexham County Borough Council. Telephone no: 01978 7297670.

Peter Downham

PD Service Manager Environment