

MEMORANDUM



From: Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2011/0874

Your Ref: SJG/P/2011/0874

Date: 16 December 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2800 5140 73 High Street, Coedpoeth

Development: Outline application for erection of new dwelling (previously granted under code no. P/2008/1178)

I refer to your consultation dated 6 December 2011 in respect of the above.

The site has an existing outline planning permission (P/2008/1178) so this is effectively a renewal of that permission.

The site is located within a 30 mph speed limit although vehicular speed is considered to be only 20 mph from the south and 10 mph from the north due to the junction. There are two existing accesses in to the site.

The access on to the unadopted road is to be retained for use at the existing dwelling and as this is the access currently used on a daily basis I raise no objections to this. The second access is located on an unclassified highway for which there is an existing vehicular dropped kerb access over the footway. The access itself is 3m wide with pillars either side that block visibility for and of pedestrians. The hedge either side of the access further obstructs visibility of pedestrians.

Visibility from this access on to Smelt Road is currently below the requirements of Manual for Streets. This is due mainly to the boundary hedge which has grown over the footpath and resulted in a narrowing of the footpath.

I consider that it is possible to create visibility splays concurrent with the recommendations of MfS. This will require the hedge growth to be cut back and the access improved. This will not only benefit visibility at the access but will also enhance the safety of pedestrians by opening up the footway to the fully adopted width.

Adequate off road parking and turning are proposed.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ19 VISIBILITY SPLAYS (NEARSIDE AND CENTRELINE)

038R

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres to the south west measured to the nearside edge of the adjoining highway, and 2.0 metres x 15 metres to the north east measured to the centreline 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.

ZJ20 PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)

038R

Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the edge of the footway to points 3.3 metres either side measured along the nearside edge of the carriageway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTDC (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 both the existing and proposed dwellings 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.

ZJ07 ACCESS SURFACE (5 metres)

043R

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 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.

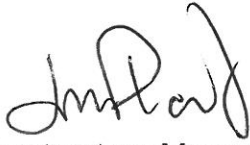
ZJ46 NO PRIVATE SURFACE WATER RUN OFF

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

NONSTDC BOUNDARY HEDGE

038R The boundary hedge along the application site boundary shall be retained at all times so as not to overhang the adopted footway.

A handwritten signature in black ink, appearing to read 'J. P. [unclear]', is positioned above the title 'Infrastructure Manager'.

Infrastructure Manager