

MEMORANDUM



From: Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0889

Your Ref: LP1/P/2011/0889

Date: 13TH December 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 354 554 Former Quarry and Woodland off Pant Lane, Gresford, Wrexham.

Development: Change of use of former closed quarry and woodland to public amenity area.

I refer to your consultation dated 13/12/2011 in respect of the above.

The proposed development site is located on Pant Lane which is a classified road subject to a 30mph speed limit.

Any proposed / existing access along this section would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in accordance with Manual for Streets.

Visibility from the existing / proposed access is adequate in both directions providing splays in excess of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway.

I understand that the existing access previously served the former Marford Sand & Gravel Quarry which I assume generated a significant number of vehicle movements through its quarrying operations.

The existing access onto Pant Lane is approximately 20m wide reducing to 6.0m wide where it is currently gated approximately 7.4m behind the edge of carriageway. The access is surfaced with hard bound materials.

I understand that it is proposed to utilize the former quarry and woodland area for a public amenity area including provision of improved footpaths / cyclepaths and informal biking area. I understand that it is proposed to construct a parking area for up to 8 no. vehicles within the curtilage of the development site accessed off Pant Lane.

Public Footpath no. 8 (Marford & Hoseley) runs through the eastern side of the development site. I would recommend that the applicant liaises with the WCBC Public Rights of Way Section to discuss any implications this development may have on existing footpaths and any proposed footpaths / cyclepaths through the site.

In terms of pedestrian access to the site off Pant Lane, the site is generally well served with footway provision. However, there would not appear to be any existing footway provision on the western corner of the proposed access up to the adjoining residential access road known as "The Conifers".

I would recommend that a 2.0m footway is constructed in this location to provide improved pedestrian access to the site. This should include appropriate dropped kerb crossing points across both the existing access itself and "The Conifers" (see note).

I therefore have no objections to the proposed development and would recommend that any permission be subject to the following conditions:-

CONDITIONS

ZJ15
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 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 carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07
043R **ACCESS SURFACE (5 metres)**
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
033R **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ23
035R **(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR**
No part of the development shall commence until further details of the proposed vehicular parking and turning facilities 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.

ZJ37
026R
E06N
E07N **SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)**
No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority: ***delete as appt ****

- 1) *Detailed layout, design, drainage and construction of the proposed new footway on the western corner of the proposed access of Pant Lane including provision of appropriate dropped kerb crossing points / tactile paving across the proposed access serving the development site and The Conifers.*

The scheme as is approved shall be fully implemented prior to first use of the development.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

- *The proposed footway should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.278 of the Highways Act 1980.*

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works. The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

- *Public Footpath no. 8 (Marford & Hoseley) runs through the eastern side of the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.*



Infrastructure Manager

