

MEMORANDUM



From: Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2011/0719

Your Ref: JS/P/2011/0719

Date: 31 October 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3120 4890 Site of former Foundry, Mount Street, Rhostyllen

Development: Outline application for residential development of land including new site access and associated works

I refer to your consultation dated 3 October 2011 in respect of the above.

The site is located off an unclassified highway known as Mount Street subject to a 30 mph speed limit although vehicular speed is considered to be no more than 15mph due to the geometry of the road.

Access to the Mount Street itself can be taken from various routes all of which are considered to be below current highway standards in terms of width and pedestrian provision.

Given the inadequacy of the local highway network I would not normally wish to support any development that generated a significant increase in traffic.

According to the TRICS datacard a development of twelve houses would generate approximately 108 vehicular movements daily. This equates to a peak rate of just 10 vehicles per hour which is considered to be fairly insignificant in capacity terms.

Some consideration must also be given to the previous use of the site as a foundry which I can only presume generated a significant amount of vehicular traffic.

The proposed site access provides visibility splays concurrent with Welsh government guidelines for a 15 mph vehicular speed.

The proposed access road is of adequate width and design to cater for two way vehicular traffic and provides adequate turning head facilities for refuse wagons and delivery vehicles.

There is some concern over visibility for pedestrians leaving the site in an easterly direction because of the neighbouring property being immediately adjacent to the highway. A narrow build out will be required as part of the proposed access to ensure that pedestrians can leave the site safely. This can be addressed with a suitable worded planning condition.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R
E06N
E07N

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:

- 1) Detailed layout, design, drainage and construction of the proposed new footway / carriageway,

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

ZJ016 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

038R

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 18 metres in both directions 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.

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 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.

NONSTDC SUBMISSION OF FURTHER DETAILS

026R
E06N
E07N

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:

- Detailed layout, design, drainage and construction of build out for pedestrian safety purposes

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

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.



Infrastructure Manager