

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0165

Your Ref: P/2011/0165

Date: 22 September 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3130 4840 Land at Imperial Commercials, Wrexham Road, Rhostyllen

Development: Outline application for residential development.

I refer to your revised consultation dated 8 September 2011 in respect of the above.

The applicant has submitted a transport assessment to address Members concerns over highway safety issues on the B5605 Wrexham Road adjacent to the site.

The assessment concludes that the number of pedestrian movements generated by the development is low and is not sufficient to justify a signal crossing facility on Wrexham Road. It is however proposed that improvements to pedestrian refuges across Wrexham Road should be undertaken to accommodate pedestrian desire lines.

Whilst this conclusion corresponds with the highway response made on 14th April 2011 to the original application it should be noted that some improvements are also required to the footway on the northern side of Wrexham Road.

I recommend that any permission should include the following conditions:

CONDITIONS

NONSTDC NO ACCESS

026R There shall be no means of vehicular access to the development from Wrexham Road

NONSTDC FOOTWAY REINSTATEMENT

026R
E03N Prior to first use of the development, the footway fronting the site on Wrexham Road shall be re-instated to full height in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority.

ZJ35 NEW 2.0 METRE FOOTWAY

050R Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage of the site on Plas Grono Road in

strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

NONSTDC FOOTWAY / CYCLEWAY

051R

Prior to first use of the development a 3.0 metre wide footway shall be provided along the site frontage with Wrexham Road in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

NONSTDC SUBMISSION OF FURTHER DETAILS (PEDESTRIAN IMPROVEMENTS)

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, and construction of pedestrian improvements at

- The northern most footway on Wrexham Road opposite the site.
- The pedestrian route across Plas Grono Road
- The pedestrian route across Wrexham Road west of the Wrexham Road, Plas Grono Road, Church Street crossroads
- The pedestrian route across Wrexham Road east of the Wrexham Road, Plas Grono Road, Church Street crossroads.

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

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:

- Detailed layout, design, drainage and construction of the proposed internal estate road.

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.

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".



Infrastructure and Planning Manager