

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0377 **Your Ref:** PF/P/2011/0377
Date: 6th June 2011

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 365 571 Side garden area adjoining Alyndene, Chester Road, Rossett, Wrexham.

Development: Outline application for erection of 1 no. 5 bedroom dwelling.

I refer to your consultation dated 01/06/2011 in respect of the above.

The development site is located on the B5445 Chester Road which is a busy classified road subject to a 30mph speed limit.

Any proposed / existing access 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 height in accordance with Manual for Streets.

Visibility from the existing access appears adequate in the easterly direction providing a splay in excess of 2.4 x 56m measured to the nearside edge of the adjoining highway. However, visibility in the south westerly direction is inadequate providing a splay of approximately 2.4 x 3m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing railings located on the footway along this section of Chester Road.

In order to provide the required visibility splay in this direction from the proposed shared access would require the removal of the first 3 no. sections including 3 no. posts of the existing railings located on the footway along this section. In order to carry out these modifications, the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

The existing access will need to be widened to a minimum of 4.5m to form a suitable shared access. Any modifications to the footway to facilitate the modified access can be included as part of the s.184 consent.

I would recommend that the proposed shared access provides adequate pedestrian visibility providing splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.

I would recommend that any proposed access is surfaced with hard bound materials for at least 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary.

I would recommend that adequate parking and turning facilities are provided within the curtilage of the site for both the existing dwelling and the proposed dwelling in accordance with LPGN 16. This has not been demonstrated on the submitted layout plan.

I would therefore recommend that any permission include 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.
- ZJ20**
038R **PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)**
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 back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. 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.
- 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.

Supplementary Notes

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

Note:

The applicant will need to widen the existing dropped kerb crossing outside the property including strengthening of the footway at the point of access including modifications to the existing railings sited in the footway and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

Please contact our Network Assistant – Jo Giles on Tel: 01978 729670 for further details.

A handwritten signature in black ink, appearing to read 'Jo Giles', is positioned above the title.

Infrastructure and Planning Manager