

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0520

Your Ref: JS/P/211/0520

Date: 05 September 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2850 4260 18 Park Road, Rhosymedre

Development: Outline application for residential development.

I refer to your consultation dated 22 July 2011 in respect of the above site and the revised site plan ATL 003 revision A dated August 18th.

The site has an existing access on to a classified highway subject to a 30 mph speed limit. Visibility at the existing access is concurrent with Welsh Assembly Guidelines.

The plans include proposals to renovate the existing property no 18 Park Road and construct 5 new two bedroom dwellings. Parking provision for the whole site is concurrent with LPGN 16 recommendations.

The parking and turning facilities should be maintained by a private management company.

The main road giving access to the site (Park Road) is a very busy highway and traffic volumes are likely to increase when the new Tesco store in Cefn Mawr opens shortly. It is considered important that free flow of traffic is maintained as much as possible along the Park Road. The footway fronting the site is a minimum 3m wide and could potentially be used to park vehicles. To ensure free flow of traffic is maintained along Park Road it is considered necessary for the applicant to fund the implementation of a traffic regulation order preventing vehicles parking on Park Road in the vicinity of the site.

I recommend that any permission include the following conditions:

CONDITIONS

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.

ZJO9 **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

ZJ15 **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
038R 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 near side 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 near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ22 **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R The vehicular parking and turning areas as shown on the approved drawing shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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 **SECTION 106 AGREEMENT**
026R No development shall commence until the developer has entered into a Section 106 Agreement with the Council to fund the cost of the advertisement, consultation and implementation of a Traffic Regulation Order on Park Road.

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.

ZJ03 **NO ACCESS**
026R There shall be no means of vehicular access to the development from Church Street

NOTE TO APPLICANT

E02NA **HIGHWAY SUPPLEMENTARY NOTES**
Your attention is drawn to Highway Supplementary Notes on the enclosed "Applicants' Rights and General Information".



Infrastructure and Planning Manager