

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0039	Your Ref:	MP/P/2011/0039
Date:	2 nd February 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 347 547 Land adjoining 5 Lakeside Close, Gresford, Wrexham.

Development: Erection of single storey dwelling, single garage, utility room and construction of new access.

I refer to your consultation dated 26/01/2011 in respect of the above.

The proposed development site is located off an unadopted road served off the High Street. The High Street is a classified road subject to a 30mph speed limit.

Any proposed / existing access in this location would require 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 at this existing junction onto the High Street is adequate. However, there is a significant on-street parking problem along this section of the High Street whereby cars frequently park either side of the junction which results in reduced visibility.

In order to improve this situation, the applicant has agreed to enter into a s.106 agreement in order to fund the implementation of double yellow lines to provide junction protection in this location. I would recommend that the proposed traffic regulation order is implemented prior to first occupation of the proposed dwelling.

The existing residential estate already serves 7 no. dwellings off a private access road although it does benefit from a communal turning head. The unadopted lane itself also provides access to the Gresford Trust Recreation Site and the Royal British Legion Club.

I would recommend that the proposed dwelling provides maximum parking provision in accordance with LPGN 16.

I therefore advise you that I have no objections to the proposed development and recommend that any permission include the following conditions:-

CONDITIONS

NONSTD SECTION 106 CONTRIBUTION

026R The developer shall provide a s.106 contribution of £2000 to fund the consultation and implementation of the Traffic Regulation Order (double yellow lines) at the junction of the undaopted lane / High Street. The proposed Traffic Regulation Order shall be implemented prior to first occupation of the development site.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing No. 2544/2 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.

Supplementary Notes

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

Note:

- *Public Footpath No.8 - Gresford passes along the unadopted lane serving the development site and should not be interfered with. I would recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.*
- *In order to progress the required Traffic Regulation Order, please ask the applicant to contact our Traffic Management and Traffic Signal Engineer – Mr. Darren Green on Tel: 01978 729643.*



Infrastructure and Planning Manager