

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PP/2010/0504
Date: 22 June 2010

Your Ref: MP/P/2010/0504

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

Location: O. S Grid Ref: 397 504 Land adjoining 4 Marshley, Isycoed, Wrexham
Development: Submission of reserved matters pursuant to outline planning permission code no. P/2007/0476 (Access, appearance, landscaping, layout & scale) for the erection of 1 dwelling, construction of new vehicular access and pedestrian access and associated site drainage works.

I refer to your consultation dated 17 June 2010 in respect of the above.

The development site is situated on the B5130 which is a classified road subject to a 60mph speed limit although I would estimate typical vehicle speeds along this section at being around 50mph

TAN 18 would normally require any proposed access to provide visibility splays of 2.4 x 160m 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. However, the submitted layout plan does not demonstrate the full extent of the proposed visibility splays. I would recommend that the applicant provides a revised layout plan indicating the full extent of the required splays in each direction.

Parking and turning facilities at the development site appear adequate.

In principle I have no objections to development proposals at this site and I would recommend any permission include the following conditions:-

CONDITIONS

1. The proposed access shall provide visibility splays of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m
2. The access shall be paved using hard bound materials for a minimum distance of 5m behind the highway boundary.

3. No gates shall be erected within 5m of the adjoining highway.
4. Parking provision at the proposed development shall be in accordance with LPGN 16.
5. A suitable turning facility shall be provided within the development site in the interests of highway safety.

REASONS

1. To ensure that adequate visibility is provided at the proposed point of access to the highway.
2. To ensure that no deleterious material is carried onto the highway.
3. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
4. To provide for the parking of vehicles clear of the highway.
5. To enable vehicles to enter and leave the site in a forward gear in the interest of traffic safety.

SUPPLEMENTARY NOTES

The applicant's attention should be drawn to the following supplementary notes: 1,3,4 & 5


Operational Manager Traffic & Transportation