

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0317

Your Ref: SJG/P/2011/0317

Date: 9TH May 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 410 539 Land to the rear of The Cottage and 4 Cross Street, Holt, Wrexham.

Development: Erection of bungalow with integral garage.

I refer to your consultation dated 04/05/2011 in respect of the above.

The proposed development site is located on Cross Street which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing shared access is adequate in the northerly direction providing a splay in excess of 2.4 x 56m measured to the nearside edge. However, visibility to the south is inadequate providing a splay of approximately 2.4 x 16m measured to the nearside edge. Visibility is impeded in this direction by the existing shrubs within the front garden of no. 4 Cross Street. Although full visibility is not achievable from the existing access, it could be improved to approximately 2.4 x 24m with the removal of these shrubs.

The existing shared access is only 3.1m wide and cannot currently accommodate the simultaneous passage of 2 no. vehicles. I would recommend that this access is widened to a minimum of 4.5m for at least 5m behind the highway boundary in the interests of highway safety.

I would recommend that the proposed shared access is surfaced with hard bound materials for at least 5m behind the adjoining highway with no gates being erected within 5m of the highway boundary.

No surface water shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the access to intercept any such run off.

Proposed parking and turning facilities within the curtilage of the development site appear adequate.

I would recommend that the applicant submits a revised layout plan indicating the above access improvements including proposed visibility splays.

Providing that the applicant addresses the above issues, I would have no objection to the proposed development and would recommend any permission include the following conditions:-

CONDITIONS

- NONSTD 038R** The proposed access shall provide / maintain an improved visibility splay of 2.4 x 24m measured to the nearside edge of the adjoining highway in the southerly direction in accordance with Manual for Streets. A visibility splay of 2.4 x 33m measured to the nearside edge of the adjoining highway shall be provided / maintained from the proposed access in the northerly direction. 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.
- ZJ11 039R** **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.5 metres.
- 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.
- ZJ46 026R** **NO PRIVATE SURFACE WATER RUN OFF**
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.
- ZJ22 035R** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on 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.

Supplementary Notes

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

Note to Applicant:

The applicant will need to widen the extent of the dropped kerb outside the property and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Please ask the applicant to contact Jo Giles on Tel: 01978 729670 to arrange for this consent.

A handwritten signature in black ink, appearing to be 'J. P. Ad' or similar, written in a cursive style.

Infrastructure and Planning Manager