

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2010/0995

Your Ref: P/2010/0995

Date: 13 December 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2690 4120 Alma House, Alma Road, Froncysyllte

Development: Construction of off road parking facility

I refer to your consultation dated 02 December 2010 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit although vehicular speed is considered to be no greater than 25mph from the east and 20 mph from the west.

TAN 18 requires a visibility splay of 2.4 x 33m to the east and 2.4 x 25m to the west to the centre line of the adjoining carriageway which it appears possible to provide.

It is current Council policy that private drives off a classified highway require the provision of a standard turning area; this cannot be provided within the curtilage of this site.

I would normally recommend the application be refused for the following reasons:

- The proposed development does not make adequate provision for the turning of vehicles within the curtilage of the site.

However there is currently no vehicular access into the site and vehicles are generally parked on a narrow section of the highway which can lead to some restriction in vehicular flow. In practice I would anticipate that any vehicles leaving the site would drive back along Alma Road rather than through the centre of Froncysyllte village which is an arduous drive at steep gradient. This would result in vehicles doing a three point turn in the highway at the junction with Yr Ochr which is of steep gradient and poor visibility.

Given that the proposed access is on a straight where visibility is adequate, it is considered to be safer for vehicles to reverse there than at the Yr Ochr junction.

Although the proposal is contrary to Council policy I consider that there is a benefit to highway safety in supporting the provision of a new access.

I recommend any permission include the following conditions:

CONDITIONS

ZJ07 ACCESS SURFACE (5 metres)

043R

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.

ZJ18 VISIBILITY SPLAYS (CENTRELINE)

038R

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres to the west and 2.4 metres x 33m metres to the east measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level 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 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.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R

E06N

E07N

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

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Retaining wall

The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ09 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.



Infrastructure and Planning Manager