

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/P/2010/0980

Your Ref: P/2010/0980

Date: 07 January 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2820 5080 Ravenswood, Middle Road, Coedpoeth

Development: Erection of detached 3 bedroom dwelling

I refer to your consultation dated 16 December 2010 in respect of the above.

The development site is located on a narrow unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20 mph due to the geometry of the road.

Manual for Streets recommends the provision of visibility splays measuring 2.4 x 25m in both directions.

It is only possible to achieve these splays using land currently under third party ownership.

To the south the splay can be achieved to the nearside kerb edge over land fronting Deep Dene Farm; I understand that the applicant may have control over this land although the plan submitted with this application does not confirm this.

To the north the splay can only be achieved over land in the ownership of the neighbouring property Bella Vista. The applicant will need to enter into an agreement with the respective landowners in order to establish adequate visibility splays and ensure that they can be maintained in perpetuity.

There appears to be adequate room on site for the parking and turning of vehicles.

If the applicant is unable to provide the recommended visibility splays I would recommend the application be refused for the following reason:

It appears impracticable within the curtilage of the site to construct an access with Middle Road that would provide sufficient visibility for vehicles emerging from the site.

However if the applicant can deliver the recommended splays by way of an appropriate legal agreement with the neighbouring landowners then I would support the application and recommend that any permission include the following conditions:

CONDITIONS

- ZJ19**
038R **VISIBILITY SPLAYS (NEAR SIDE AND CENTRELINE)**
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 south measured to the near side edge of the adjoining highway, and 2.4 metres x 25 metres to the north 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.
- NONSTDC** **LEGAL AGREEMENT**
NONSTDR No development shall be permitted until an appropriate Legal agreement has been entered into with the landowner and the Council to ensure the future safeguarding of the visibility splays.
- 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.
- ZJ22**
035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing(s) No 2/1001/10/10 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.
- 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.
- 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.

E02N HIGHWAY SUPPLEMENTARY NOTES Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 & 5 on the enclosed "Applicants' Rights and General Information".



Infrastructure and Planning Manager