

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0030 **Your Ref:** SJG/P/2011/0030
Date: 2nd Febraury 2011

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

Location: O. S Grid Ref: 526 498 Land to rear of 100 – 104 Coed Aben, Wrexham.
Development: Off street parking.

I refer to your consultation dated 25/01/2011 in respect of the above.

The development site is located on Coed Aben which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road and the existing traffic calming measures in place along this section.

I would recommend that the existing lighting column fronting no. 100 Coed Aben is relocated to a more suitable position s indicated on the submitted layout plan.

I would recommend that the existing 1.5m footway at the rear of the proposed parking bays is widened to 2.0m.

Parking provision at the proposed development site shall comply with the requirements of LPGN 16.

I would therefore recommend that any permission include the following conditions:-

CONDITIONS

- | | |
|------------------------------|---|
| 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. |
| ZJ13
026R
E05NA | DROPPED KERB VEHICULAR CROSSING
The vehicular access hereby approved shall take the form of a dropped kerb vehicular crossing. |
| 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. |

NONSTD FOOTWAY WIDENING

050R

The existing footway at the rear of the proposed parking bays shall be widened to 2.0m.

Supplementary Notes

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

Notes

E05NA FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729690.



Infrastructure and Planning Manager