

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0726

Your Ref: P/2010/0726

Date: 23 September 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3060 5150 14 Rhosrhedyn, Southsea Road, Southsea

Development: Erection of double garage and garden store and construction of new vehicular access

I refer to your consultation dated 25 August 2010 in respect of the above.

The development site is located on a classified highway within a 30 mph zone although a vehicular speed measurement has determined speeds of 27mph from the west and 25mph from the east; these speed readings can be reduced by 2.4mph for wet weather conditions in accordance with Welsh Office guidelines TA 22/81.

TAN 18 recommends visibility splays of 2.4 x 33m and 2.4 x 31m respectively. It is possible to establish these visibility splay in both directions.

It is current Council policy that any driveway with access on to a classified highway shall have an off road turning facility provided within the curtilage of the site.

The submitted plan does not demonstrate an adequate turning facility; although given the size of the front garden it is considered possible that a suitable facility could be provided.

The difference in ground levels between the highway and the garden of the development site will cause some problem with construction of a driveway but this can probably be overcome.

I recommend any permission include the following conditions

CONDITIONS

J28C VISIBILITY SPLAY OF 2.4M X 33M

038R The access shall have a visibility splay of 2.4m x 33m in both directions measured along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

J06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the accesses within 5 metres of the boundary of the highway.

J12C PROVISION OF VEHICLE PARKING FACILITIES

028R Vehicle parking and turning facilities shall be provided within the curtilage of the site in accordance with details to be submitted for the further approval of the Local Planning Authority. Such facilities shall be made available prior to implementation of the use(s) hereby permitted and shall thereafter be retained.

NONSTD NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

NONSTD No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

J33C ACCESS HARD SURFACED

043R The access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

J14C PAVEMENT CROSSING

026R The development shall not be used until a pavement crossing has been constructed to the site in accordance with Local Planning Authority specifications.

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".

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

E05N FOOTWAY CROSSING LICENCE

A licence will need to 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. The licence is a separate form and will need to be obtained from the Highways Department, Wrexham County Borough Council. telephone 01978 729 690.

For Operational Manager Traffic & Transportation

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