

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/1049	Your Ref:	PF/P/2010/1049
Date:	10 TH January 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 353 493 Adjacent to 114 Pentre Gwyn, Wrexham.

Development: Off street car park.

I refer to your consultation dated 22/12/2010 in respect of the above.

The development site is located on Pentre Gwyn which is a unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph along this section given the geometry of the road.

Assuming typical speeds of 20mph, Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

I would recommend that the proposed access is a minimum of 4.5m wide and takes the form of a dropped kerb vehicular crossing.

I would recommend that the existing lighting column (no.71) at the north western end of the site is relocated to a more suitable position.

Parking and turning arrangements 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. |
| ZJ11
039R | ACCESS WIDTH
The vehicular access hereby approved shall be a minimum width of 4.5 metres. |

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

ZJ46 **NO PRIVATE SURFACE WATER RUN OFF**
026R 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.

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