

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/1000	Your Ref:	MP/P/2010/1000
Date:	8 TH December 2010		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 409 535 Land adjoining 11 Dee Park, Holt, Wrexham.

Development: Erection of bungalow and single garage.

I refer to your consultation dated 02/12/2010 in respect of the above.

The proposed development site is located on Dee Park which is an 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.

Any proposed / existing access would normally be required to provide visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. However, these splays have not been demonstrated on the submitted layout plan (Drg. No. 12.100.3H – Dated Nov 2010).

Any proposed access shall provide pedestrian visibility plays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height. However, these splays have not been demonstrated on the submitted layout plan (Drg. No. 12.100.3H – Dated Nov 2010).

I would recommend that the applicant submits a revised layout plan indicating the required splays.

The proposed access shall be surfaced with hard bound materials (ie/ bituminous macadam) for the first 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary.

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

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

CONDITIONS

1. The proposed access shall provide visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

2. The proposed access shall provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.
3. The proposed access shall be surfaced with hard bound materials (ie/ bituminous macadam) for a minimum distance of 5m behind the adjoining highway.
4. No gates shall be erected within 5m of the adjoining highway.
5. Parking provision at the proposed development site shall be in accordance with LPGN 16.

REASONS

1. To ensure that adequate visibility is provided at the proposed point of access to the highway.
2. To ensure that adequate pedestrian visibility is provided at the proposed point of access to the highway.
3. To ensure that no deleterious material is carried onto the highway.
4. To ensure the formation of a safe and satisfactory access.
5. To provide for the parking of vehicles clear of the highway.

Supplementary Notes

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

Note to Applicant:

The applicant will need to construct a dropped kerb crossing outside the property including strengthening of the footway at the point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.



Operational Manager Traffic & Transportation