

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0884

Your Ref: P/2010/0884

Date: 19 November 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3010 4380 Land adjacent to Mount House, Church Street, Ruabon

Development: Erection of 3 no. dwellings and garages, erection of garage to Mount House to provide off street parking.

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

The development site is located on a classified highway that is subject to a 30 mph speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road and the existing traffic calming scheme on Church Street.

Adequate visibility of 2.4 x 33m is achievable in both directions from the proposed access location. All vegetation must be removed from behind the 0.6m high wall to the north west of the site.

The site access must be steeply sloped to cater for the level difference between the public highway and the development site. Any ramp will need to be a 1 in 20 for the first 5m back from the public highway and a minimum 4.8m wide to allow for the simultaneous passage of vehicles. Given the gradient of the slope some vehicular restraint maybe required at the southern end of the ramp to ensure neighbouring properties are protected against any loss of vehicular control.

The design of the wall will presumably need to consider how to provide pedestrian access into Mount House.

The ramp is proposed to serve the three new dwellings and also provide car parking access to the rear of the recently refurbished Mount House.

The road into the site from the bottom of the ramp seems needlessly wide and the u bend in the road unnecessary. A simple t junction private drive would suffice.

Please ask the applicant to demonstrate the recommendations above on a revised plan.

A handwritten signature in black ink, appearing to read 'M. P. ...', is written over the text 'Infrastructure and Planning Manager'.

Infrastructure and Planning Manager