

MEMORANDUM

From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0583	Your Ref:	MP/P/2010/0583
Date:	30 TH July 2010		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 340 495 Site of Hightown Flats, land at Kingsmills Road, Wrexham.
Development: Outline application for residential development.

I refer to your consultation dated 15/07/2010 in respect of the above.

The proposed development site is located on Bryn-Y-Cabanau Road which is an unclassified road subject to a 30mph speed limit.

Assuming speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility at the existing access points onto Bryn-Y-Cabanau Road to the north west of the development site and at the junction of Nelson Street both currently provide visibility splays compliant with Manual for Streets.

Assuming speeds of around 25mph along Nelson Street given the existing traffic calming measures in place, I would recommend that any proposed access points onto Nelson Street provide / maintain visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway.

Parking provision at the proposed development site shall comply with the requirements of LPGN 16. The provision of 2 parking spaces for each 2 / 3 bedroomed dwelling is considered adequate given the sustainable location of the site.

Parking provision for the existing community centre shall be provided / maintained in accordance with LPGN 16.

Adequate turning facilities shall be provided within the curtilage of the development site. Any proposed turning facilities shall be constructed to adoptable standards to facilitate the turning movements of a refuse wagon.

The submitted layout plan (Drg. No. 6693/L (9)01 Rev B) appears to indicate modifications / removal of sections of existing adopted highway / footway. To enable this development to proceed, any proposed sections of existing adopted highway / footway will require a "stopping up order". I assume that this can be carried out through s.247 of the Town & Country Planning Act 1990.

The submitted layout plan appears to indicate the deletion of a significant number of footpath / footway links within the site and along Kingsmills Road. Adequate footway provision along Kingsmills Road including footway links from the site to Kingsmills Road must be provided / maintained to serve the development site.

As the layout of the development site does not conform to our typical adoptable standards, I assume the site will be managed by a private management company.

In principle I have no objections to development proposals at this site and I would recommend any permission include the following conditions:-

CONDITIONS

1. Any proposed accesses onto Bryn-Y-Cabanau Road shall provide / maintain visibility splays of 2.4 x 43m 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 in accordance with Manual for Streets.
2. Any proposed accesses onto Nelson Street shall provide / maintain visibility splays of 2.4 x 33m 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 in accordance with Manual for Streets.
3. Parking provision at the proposed development site shall be in accordance with LPGN 16.
4. Adequate parking provision shall be provided / maintained for the existing community centre.
5. Suitable turning facilities shall be provided within the curtilage of the development site to accommodate the turning movements of delivery vehicles / refuse vehicles. These shall be constructed to adoptable standards.
6. Further details including the provision of a suitable footway link along Kingsmills Road and appropriate footway links between the development site and Kingsmills Road shall be submitted to the Planning Authority for further approval.
7. The proposed development site including roads, parking areas, footways, lighting and drainage shall be managed by a private management company.

REASONS

1. To ensure that adequate visibility is provided at the proposed points of access to the highway.
2. To ensure that adequate visibility is provided at the proposed points of access to the highway.
3. To provide for parking of vehicles clear of the public highway.

4. To provide for parking of vehicles clear of the public highway.
5. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.
6. In the interest of highway / pedestrian safety.
7. In the interest of highway safety.

SUPPLEMENTARY NOTES

The applicant's attention should be drawn to the following supplementary notes: 1, 3, 4 & 5.

Note to Applicant:

- *The limit of adoption of the development site is typically taken to be in line with the back of the existing footway(s).*
- *I would recommend that the applicant liaises with our Highway Network Manager – Mr. Paul Fairclough (Tel: 01978 729730) to discuss the suitability of the existing street lighting columns fronting the development site in relation to the proposed development.*
- *Any proposed modifications to existing footways / footway links should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.*

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

Operational Manager Traffic & Transportation

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