

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0871

Your Ref: P/2010/0871

Date: 18 November 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3260 5380 Queens Head PH, Glanllyn Road, Bradley
Development: Outline application for residential development

I refer to your consultation dated 21 October 2010 in respect of the above.

The development site is located at the junction of a classified highway known as Glanllyn Road and an unclassified highway Park Wall Road.

There is a 1.6m wide footway around the frontage of the site along both highways.

There are two existing accesses into the site; one on each road.

Ten of the proposed dwellings are to be served by an access on Glanllyn Road. Visibility at the access is considered acceptable given that there is a traffic calming scheme in the vicinity of the site. The proposed access under the 'flyover' dwelling must be a minimum 5.5m wide to ensure there adequate room for the simultaneous passage of two vehicles.

Current Council guidelines limit the number of dwellings served off an unadopted road to five. However Manual for Streets now suggests that it is possible for streets to remain private as long as a properly constituted body with defined legal responsibilities is established to maintain the street to the common benefit of the residents in perpetuity. I therefore have no objection to the access serving 10 dwellings if a management company is set up to maintain the access in perpetuity.

There are three proposed accesses on Park Wall Road to serve 8 dwellings. There is no requirement to provide turning areas along this unclassified highway. Visibility at these accesses may be obstructed by some low lying branches of the existing trees; it is important that adequate visibility can be established and then maintained in perpetuity.

There is a shortfall of 1 parking space per 3 bed dwelling on the maximum standards required by LPGN no 16. I have concerns that this may lead to on street parking along Park Wall Road in the vicinity of Chestnut Road.

However as this is an outline planning application where all matters are reserved this issue can be addressed at a later stage.

I therefore advise you that I do not object to the principle of development and recommend that any permission include the following conditions.

CONDITIONS

ZJ15
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved any vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.


Infrastructure and Planning Manager