

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0607 **Your Ref:** PF/P/2010/0607
Date: 27th July 2010

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 330 495 8 Fairy Road, Wrexham.
Development: Removal of part of boundary wall / gate (in retrospect).

I refer to your consultation dated 20/07/2010 in respect of the above.

The proposed development site is located on Fairy Road which is a classified 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 from the proposed / existing access appears adequate.

I understand that the existing (old style) lighting column is to be removed / disconnected shortly.

I would recommend that no gates are erected within 5m of the highway boundary (ie/ back of footway).

I would recommend that the proposed access is surfaced with hard bound materials (ie/ bituminous macadam) for a minimum distance of 5m behind the highway boundary.

Parking and turning provision shall be provided / maintained within the curtilage of the development site.

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

CONDITIONS

1. The proposed access shall provide / maintain 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.
2. The proposed access shall be surfaced with hard bound materials (ie/ bituminous macadam) for a minimum distance of 5m behind the adjoining highway.

3. No gates shall be erected within 5m of the highway boundary.
4. Adequate parking and turning provision shall be provided within the curtilage of the development site.

REASONS

1. To ensure that adequate visibility is provided at the proposed point of access to the highway.
2. To ensure that no deleterious material is carried onto the highway.
3. To ensure the formation of safe and satisfactory access.
4. To provide for the parking of vehicles clear of the highway and to ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.

Supplementary Notes

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



Operational Manager Traffic & Transportation