

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0340	Your Ref:	SJG/P/2010/0340
Date:	6 TH May 2010		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 410 539 The Cottage and 4 Cross Street, Holt, Wrexham.

Development: Refurbishment And Two-Storey Extension To The Cottage And 4 Cross Street, Demolition Of Existing Brick Store To Rear Garden, Parking And Turning Area For Both Properties

I refer to your consultation dated 26/04/2010 in respect of the above.

The proposed development site is located on Cross Street which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing shared access is adequate in the northerly direction providing a splay in excess of 2.4 x 56m measured to the nearside edge. However, visibility to the south is inadequate providing a splay of approximately 2.4 x 16m measured to the nearside edge. Visibility is impeded in this direction by the existing shrubs within the front garden of no. 4 Cross Street. Although full visibility is not achievable from the existing access, it could be improved to approximately 2.4 x 24m with the removal of these shrubs.

The existing shared access is only 3.1m wide and cannot currently accommodate the simultaneous passage of 2 no. vehicles. I would recommend that this access is widened to a minimum of 4.5m for at least 5m behind the highway boundary in the interests of highway safety.

I would recommend that the proposed shared access is surfaced with hard bound materials for at least 5m behind the adjoining highway with no gates being erected within 5m of the highway boundary.

No surface water shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the access to intercept any such run off.

Proposed parking and turning facilities within the curtilage of the development site appear adequate.

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

CONDITIONS

1. The proposed access shall provide / maintain an improved visibility splay of 2.4 x 24m measured to the nearside edge of the adjoining highway in the southerly direction in accordance with Manual for Streets. A visibility splay of 2.4 x 33m measured to the nearside edge of the adjoining highway shall be provided / maintained from the proposed access in the northerly direction.
2. The proposed access shall be widened to a minimum width of 4.5m for the first 5m behind the adjoining highway (see note).
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 highway boundary.
5. No surface water shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the access to intercept any such run off.
6. Parking provision at the proposed development site shall be in accordance with LPGN 16.

REASONS

1. To ensure that adequate visibility is provided / maintained at the proposed point of access to the highway.
2. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
3. To ensure that no deleterious material is carried onto the highway.
4. To ensure the formation of a safe and satisfactory access
5. In the interests of highway safety.
6. 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 widen the extent of the dropped kerb outside the property and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

A handwritten signature in black ink, appearing to read 'J. P. N.', is positioned above the title. The signature is stylized with a large 'J' and a prominent 'N'.

Operational Manager Traffic & Transportation