

# MEMORANDUM



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

**Our Ref:** TH/DC/PD/2010/0261

**Your Ref:** P/2010/0261

**Date:** 12 April 2010

---

**TOWN AND COUNTRY PLANNING ACT 1990.**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.**

**Location:** O. S Grid Ref: 3180 5280 Land adjoining Jutland Avenue, Gwersyllt

**Development:** Alteration to previous planning approval under code no.

**P/2006/0091 – replacement of plot 1 with 2 no. 2 bedroom semi detached houses. types.**

I refer to your consultation dated 01 April 2010 in respect of the above site.

The development site is located on an unclassified highway subject to a 30 mph speed limit.

When the original planning application was submitted on this site the Highway Authority estimated the speed of traffic using Jutland Avenue to be around 25mph for which Manual for Streets requires the provision of visibility splays measuring 2.0 x 33m.

Visibility for the proposed parking spaces to plot 15 is limited to approximately 2.0 x 25m.

Furthermore the location of these parking spaces is such that visibility from the parking spaces for plot 1 will be reduced from 33m to approximately 25m.

I therefore recommend that the application be REFUSED for the following reasons:

- The proposed accesses to plots 1 and 15 do not provide adequate visibility and their use would increase the likelihood of danger to road users.

*Note to applicant*

*It may be possible to reduce the visibility splay requirements to 2.0 x 25m subject to the outcome of a vehicular speed survey proving traffic speeds are no more than 20mph at this location.*

A handwritten signature in black ink, appearing to read 'J. M. Plank'.

For Operational Manager Traffic & Transportation