

MEMORANDUM



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

Our Ref: TH/DC/AM/2010/0162

Your Ref: P/2010/0162

Date: 16 March 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 348 515 89 Dean Road, Wrexham

Development: Extension, loft conversion and detached garage.

I refer to your consultation dated 08 March 2010

The proposed development site is located on Dean Road which is a classified road subject to a 30mph speed limit.

Any proposed access in this location 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 which there shall be no obstruction in excess of 1.0m in height.

I would recommend that any proposed access provides pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.

I would therefore have no objections to the application and recommend any permission include the following conditions:-

1. The proposed access 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.
2. The proposed access shall provide / maintain pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.
3. Parking provision at the proposed development site shall comply with the requirements of LPGN 16.

4. Suitable turning facilities shall be provided within the curtilage of the development site.
5. No gates shall be erected within 5m of the highway boundary.

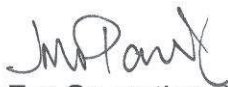
REASONS

1. To ensure that adequate visibility is provided at the proposed point of access to the highway.
2. In the interests of pedestrian safety.
3. To provide for the parking of vehicles clear of the highway.
4. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.
5. In the interest of safety and free flow of traffic on the adjoining highway.

Notes to applicant

The applicant will need to construct a dropped kerb crossing outside the property including strengthening of the footway at the point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980

Technical approval for the construction of any proposed retaining walls behind the highway boundary may be required under the provisions of the Highways Act 1980. The developer must liaise with the WCBC Operational Manager Engineering Consultancy (Ms. Sharon Stevens, Tel: 01978 297109).



For Operational Manager Traffic & Transportation