

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0823

Your Ref: P/2009/0823

Date: 22 October 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2030 3810 Land north of the Vicarage, High Street, Glynceiriog

Development: Erection of 2 no. dwellings, new accesses and associated highway improvements.

I refer to your consultation dated 8 October 2009 in respect of the above.

The development site is located within a 30 mph speed limit with frontages on to both a classified highway (High Street) and an unclassified highway (Cefn Canol).

High Street

It is estimated that vehicular speed on High Street is no more than 25 mph due to the geometry of the road.

The submitted plan shows a proposed access to plot 2 at the north of the site and indicates a visibility splay of 2.4 x 33m in both directions which is considered to be adequate.

There is a 2m high boundary wall along the full site frontage that is currently in a poor state of repair. There is no pedestrian provision in the vicinity of the site. The relocation of the wall and construction of a 2.0m footway along the entire frontage of the site will provide a significant benefit to pedestrian safety. It will also enable significant visibility improvements at the Cefn Canol junction to be made.

Adequate parking and turning provision is proposed.

Cefn Canol

It is estimated that vehicular speed on Cefn Canol is no more than 20 mph due to the geometry of the road. A visibility splay of 2.4 x 25m will be required in both directions. The road is too narrow to permit the simultaneous passage of two vehicles. There is no pedestrian provision in the vicinity of the site. The construction of a 1.2m wide footway and 1m road widening along the entire frontage of the site will provide a significant benefit to the highway.

Adequate parking and turning provision is proposed.

General

The land is of steep gradient and the developer will need to ensure the stability of the site during all phases of construction work.

There is a highway authority maintained culvert at the northern boundary of the site and the developer must ensure that this is not affected during any construction works.

The retaining wall proposed behind the new footway will require full Approval in Principle prior to any development commencing on site.

The retaining wall will not be adopted or maintained by the Highway Authority.

I recommend any permission include the following conditions:

CONDITIONS

NONSTDC VISIBILITY SPLAY OF 2.4 X 33M TO CENTRE LINE (HIGH STREET)

038R The proposed access to plot 2 on High Street shall have a visibility splay of 2.4m x 33m in both directions measured along the centre line of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

NONSTDC VISIBILITY SPLAY OF 2.4 X 25M TO CENTRE LINE (CEFN CANOL)

038R The proposed access to plot 1 on Cefn Canol shall have a visibility splay of 2.4m x 25m to the centre line of the adjoining highway in both directions over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

NONSTDC VISIBILITY SPLAY OF 2.4 X 33M TO THE NORTH (JUNCTION)

038R The junction of Cefn Canol and High Street shall have a visibility splay of 2.4m x 33m to the centre line of the adjoining highway in a northerly direction over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

NONSTDC FOOTWAY ON HIGH STREET

026R A 2m wide footway shall be constructed along the frontage of the site on High Street prior to the first use of the development hereby approved in accordance with details previously submitted to and approved in writing by the local planning authority.

NONSTDC FOOTWAY / ROAD WIDENING ON CEFN CANOL

026R A 1.2m wide footway and 1m wide road widening shall be constructed along the frontage of the site on Cefn Canol for a distance of approximately 30m prior to

the first use of the development hereby approved in accordance with details previously submitted to and approved in writing by the local planning authority.

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across any access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

043R Each proposed access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

NONSTDC VEHICLE PARKING

035R The vehicle parking areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

NONSTDC GRADIENT OF ACCESS

026R The gradient of the access from the edge of the existing carriageway for a minimum distance of 10m shall be 1 in 10.

NONSTDC NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

026R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

NONSTDC CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS

NONSTDR Development shall only be carried out in strict accordance with the approved plans or with any amendments thereto approved in writing by the Local Planning Authority

NONSTDC SUBMISSION OF FURTHER DETAILS

NONSTDR There shall be no development permitted on site until a scheme showing a detailed layout, design, drainage and construction of the proposed new footway, road widening and retaining wall has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

N08N

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway and road widening intended for adoption by the Council under the Highways Act 1980. It is essential

therefore that the detailed proposals are submitted to the highway authority and confirmed as acceptable BEFORE development commences.

Please contact:

The Operational Manager Traffic & Transportation, Crown Buildings, Chester Street, Wrexham. LL13 8BG. telephone: 01978 297150

Technical approval for any construction works affecting any existing retaining walls supporting the highway or any change of use of the land supported by any existing retaining wall in relation to structural stability will be required under the provisions of the Highways Act 1980. You must submit further details prior to undertaking any construction on site.

The proposed retaining wall on High Street will require full Approval in Principle prior to any development commencing on site.



For Operational Manager Traffic & Transportation