

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0672

Your Ref: P/2009/0672

Date: 23 September 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S. Grid Ref: 2800 5140 The Cherry Tree Care Home, The Old Smithy, High Street, Coedpoeth

Development: Extensions, alterations and change of use of adjacent property to provide additional care home facilities.

I refer to the revised plan submitted 21 September 2009 in respect of the above.

The site is located on a busy classified highway subject to a 30mph speed limit although vehicular speed from the south east is considered to be no more than 25 mph.

There are two existing accesses into the site. The access to The Old Smithy suffers substandard visibility in a south easterly direction and is only 10m from the pedestrian crossing. This access will be closed under the development proposals and this will be beneficial to highway safety. The existing dropped vehicular crossing of the footway will be reinstated to the satisfaction of the highway authority.

The second access into the site is acceptable for its current use and is to be improved to cater for the proposed use. The access width will increase to approximately 5.7m for a distance of nearly 10m back into the site. This will enable vehicles to enter the site without any cause to wait on the highway.

Visibility splays from the new access point are considered acceptable and will be protected by a suitable planning condition.

For a 35 bedroom facility LPGN 16 recommends the provision of 12 car parking spaces. The amended plans now demonstrate what is considered to be an acceptable layout for 12 vehicles to park within the site.

I recommend that any permission include the following conditions.

CONDITIONS

J04C EXISTING ACCESS TO BE CLOSED

026R No part of the development hereby approved shall be brought into use until the existing access to The Old Smithy has been closed in accordance with a

specification which has been submitted to and approved in writing by the Local Planning Authority.

NONSTDC VISIBILITY SPLAY OF 2.4M X 33M TO S.E.

NONSTDR The proposed access shall have a visibility splay of 2.4m x 33m in a south easterly direction measured to 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 2.4M X 43M TO N.W.

NONSTDR The proposed access shall have a visibility splay of 2.4m x 43m in a north westerly direction measured along the nearside kerb edge 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.

J33C ACCESS HARD SURFACED

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

J37C HEIGHT OF BOUNDARY ENCLOSURE

026R The height of the highway boundary means of enclosure shall not exceed 1 metre in height above the level of the nearside edge of the adjoining carriageway.

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 the access within 5 metres of the boundary of the highway.

J02C PARKING AND MANOEUVRING AREA TO BE LAID OUT

026R Before any the extension is first occupied, the car parking and manoeuvring areas indicated on the approved drawing No. JO47/15 shall be laid out and marked out. They shall thereafter be kept available solely for those uses at all times.

NONSTDC ACCESS WIDTH.

NONSTDR The proposed access shall be a minimum 5.5m wide for a distance of at least 10m behind the highway boundary.

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 closure of the existing access to the Old Smithy will involve the reinstating the kerbs and footway to full height and will require the separate written consent of the Local Highway Authority before any work is carried out within the confines of the highway.


For Operational Manager Traffic & Transportation