

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0150

Your Ref: P/2010/0150

Date: 23 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3040 4410 Land adjoining Rhianfa, New High Street, Ruabon

Development: Erection of new dwelling and provision of parking facilities.

I refer to the revised plan in respect of the above.

The site has an existing access on to a classified highway subject to a 30 mph speed limit. The access itself is on the northbound leg of a dual carriageway and visibility for vehicles is therefore only required in a southerly direction. Adequate visibility is already available at the site.

The existing access is approximately 3.7m wide with 1.3m high walls either side. Consequently pedestrian visibility at the existing access is substandard and must be improved if the access is to cater for additional vehicular traffic. This issue has been addressed on the revised plan.

The revised parking and turning facilities are considered adequate for the proposed development.

I recommend any permission include the following conditions:

CONDITIONS

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.

J33C ACCESS HARD SURFACED

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

J45C VEHICLE PARKING AND TURNING AREAS

035R The vehicle parking and turning areas indicated on the approved plans 2117/2/B 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 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 BUILT IN ACCORDANCE WITH PLAN

026R The access to the development shall be constructed in accordance with the approved plan – drawing no: 2117/2/B

Notes

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".

For Operational Manager Traffic & Transportation