

MEMORANDUM



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

Our Ref: TH/DC/PD/P/2010/0192

Your Ref: P/2010/0192

Date: 15 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2910 4670 Land at Mountain Street, Rhos

Development: Residential development of 8 dwellings.

I refer to your consultation dated 18 March 2010 in respect of the above.

Mountain Street is an unclassified highway subject to a 30 mph speed limit. There is adequate visibility provided at both proposed access locations.

There is a marginal shortfall of parking provision on the maximum standards required by LPGN no 16; however it has been determined at previous planning appeals that it is inappropriate to apply these as minimum standards.

The availability of a regular bus service in close proximity to the site ensures that there is no essential need to own a car to reach everyday destinations. The site is close to the various facilities provided in the village centre.

Given previous planning appeal decisions on car parking standards I consider that a recommendation for refusal on the grounds of inadequate parking is unjustifiable.

I recommend that any permission include the following conditions:

CONDITIONS

1. Parking and turning facility shall be provided and retained at the proposed dwellings in accordance with the approved plan C739.03E and shall be completed prior to the proposed development being brought into use
2. No gates shall be erected within 5m of the highway boundary
3. Each proposed access shall be surfaced in a hard bound material for a distance of 5m behind the highway boundary.
4. The proposed access to plots 3,4,5,6 7 & 8 shall have a visibility splay of 2.4 x 43m in both directions to the nearside kerb edge of the adjoining highway within which there shall be no obstruction in excess of 1m in height

5. The proposed access to plots 1 & 2 shall have a visibility splay of 2.4 x 43m in a westerly direction to the nearside kerb edge of the adjoining highway within which there shall be no obstruction in excess of 1m in height
6. The proposed access to plots 1 & 2 shall have a visibility splay of 2.4 x 25m in an easterly direction to the nearside kerb edge of the adjoining highway within which there shall be no obstruction in excess of 1m in height
7. No water of any kind generated by the proposed development shall be allowed to flow from any part of the site, such as driveways, on to the highway or into the highway surface water system.

REASONS

1. To ensure the provision of adequate off road parking
2. In the interests of highway safety
3. To ensure that no deleterious material enters the highway
4. In the interests of highway safety
5. In the interests of highway safety
6. In the interests of highway safety.
7. In the interests of highway safety

SUPPLEMENTARY NOTES

The applicants attention should be drawn to the following supplementary notes; 1,3 4 5

E05N FOOTWAY CROSSING LICENCE

A licence will need to be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to alter the kerbline and cross the footpath at the access positions. The licence is a separate form and will need to be obtained from the Highways Department, Wrexham County Borough Council. Telephone 01978 297158.



For Operational Manager Traffic & Transportation