

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0915

Your Ref: P/2009/0915

Date: 16 November 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2960 4590 58 Gardden Road, Rhos

Development: Lowering of pavement to create access to driveway

I refer to your consultation dated 11 November 2009 in respect of the above site.

The development site is situated on a classified highway subject to a 30mph speed limit although I would consider typical vehicle speeds to be around 25mph. Access onto a classified road normally requires the provision of a turning facility. However, there are a number of other accesses along this section of road where turning facilities are not provided and I would therefore not expect the applicant to provide a turning facility in this instance.

The proposed access should provide visibility splays of 2.0 x 33m in both directions in accordance with Manual for Streets. In order to achieve this, the existing 2m high hedge and fence to the rear of this will need to be lowered to a maximum height of 1.0m, with the access being centrally located along the site frontage.

The applicant will need to construct a dropped vehicular crossing including strengthening of the existing footway at the proposed point of access for which the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act.

I recommend any permission include the following conditions:

CONDITIONS

J28CA VISIBILITY SPLAY (FOOTWAY SAFETY)

031R From a point on the centre line of the access 2.4 metres back from the edge of the footway, to points 3.3 metres to both sides of that point measured along the edge of the carriageway, all obstructions to visibility shall be reduced to and thereafter maintained at a height not exceeding 1.0 metre above the level of the adjacent carriageway.

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.

J14C PAVEMENT CROSSING

026R The development shall not be used until a pavement crossing has been constructed to the site in accordance with the approved specification of the Local Planning Authority.

J28C VISIBILITY SPLAY OF 2.0M X 33M

038R The proposed access shall have a visibility splay of 2.0m x 33m in both directions measured along the nearside 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

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".

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 lower the kerbline and cross the footpath at the widened access position. The licence is a separate form and will need to be obtained from the Transportation and Asset Management Department, Wrexham County Borough Council. Telephone 01978 297158.

Peter Doornik
For Operational Manager Traffic & Transportation