

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0907

Your Ref: P/2009/0907

Date: 30 November 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2870 3750 Glyn Wylfa, Castle Road, Chirk

Development: Use of existing car park as public car park, repositioning of existing access and provision of pay and display machine.

I refer to your consultation dated 10 November 2009 in respect of the above.

The site has an existing access on to a classified highway subject to a 30 mph speed limit and vehicles are considered to travel up to this limit.

Visibility at the existing access is below the recommended standards of TAN 18.

The access to the proposed car park is approximately 15m to the west of the existing access and provides improved visibility concurrent with TAN 18 recommendations.

The existing building Glyn-Wylfa has been the subject of a feasibility study to determine its future use. This use is as yet undecided but it is important that access is maintained to the whole of the site.

The design of the car park is such that access to the north of the site is available via the proposed bull nose kerbs at point A on the submitted plan. It is anticipated that any redevelopment of the north of the site will be expected to fund the construction of a continuation of the footways either side of the proposed access.

This will enable safe access to the rear of the site whilst maintaining access to the car parks albeit with the loss of approximately 4 parking spaces.

It is intended to make the car park pay & display for use by visitors to the nearby viaduct. There is no immediate intention to impose Traffic Regulation Orders (TRO) to restrict parking on either Castle Road or Station Road. It does not appear appropriate to me to make any charge for the use of the proposed car park when parking is free on the adjacent highway in closer proximity to the site of interest. However, I understand that the provision of a pay and display machine does not require planning and whether it is appropriate to erect one on this car park is a matter

for agreement between the Councils Traffic Department and Economic 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 any access within 5 metres of the boundary of the highway.

NONSTDC NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

NONSTDR 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

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".



For Operational Manager Traffic & Transportation