

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0344

Your Ref: P/2010/0344

Date: 28 May 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3020 5170 All Saints Church, Church Road, Southsea

Development: Extension to create multi function hall, kitchen, meeting room and toilets, repositioning of lichgate and war memorial, alterations to vehicular accesses and formation of car park.

I refer to your consultation dated 24 May 2010 in respect of the above.

The development site has an existing access on to a classified highway subject to a 30 mph speed limit although vehicular speed is considered to be no greater than 20mph from the east. Visibility at the existing access is substandard.

It appears possible to park approximately 8 vehicles in the existing car park although there is no formal demarcation of parking spaces on site.

The revised scheme proposes a new access to the existing car park with a formal demarcation of each parking space. The relocated access offers vastly improved visibility in a westerly direction.

Additional parking space is to be constructed on the opposite side of the carriageway.

It is considered that the revised scheme provides adequate additional car parking space for the increased traffic potentially generated by the development.

I recommend any permission include the following conditions:

CONDITIONS

J28C VISIBILITY SPLAY OF 2.4M X 25M

038R Each proposed access shall have a visibility splay of 2.4m x 25m in both directions measured to 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.

NONSTDC ACCESS WIDTH

026R Each proposed access shall be a minimum 4.5m width

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

J02C PARKING AND MANOEUVRING AREA TO BE LAID OUT

026R Before the function hall is first occupied, the car parking and manoeuvring areas indicated on the approved drawing(s) No(s). 4261 L01 rev A shall be laid out and marked out. They shall thereafter be kept available solely for those uses at all times.

NONSTD 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.

Note to applicant

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 new access positions. The licence is a separate form and will need to be obtained from the Highways Department, Wrexham County Borough Council. Telephone no: 01978 297158.


for Operational Manager Traffic & Transportation