

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0251 **Your Ref:** JS/P/2010/0251
Date: 1st April 2010

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

Location: O. S Grid Ref: 356 554 Plot 8 Quarry Brow, Gresford, Wrexham.
Development: Erection of 2 dwellings.

I refer to your consultation dated 30/03/2010 in respect of the above.

The proposed development site is served off an unadopted road which already serves in excess of 5 no. dwellings.

It is current Council policy that no more than 5 dwellings should be served off an existing private drive unless it is maintained to an adoptable standard. This is because above 5 dwellings it is considered that the volume of traffic will be such as to give rise to additional danger to pedestrians, cyclists and road users generally unless minimum standards are met.

I would normally therefore recommend that the application is **REFUSED** for the following reason:-

The existing unadopted road serving the development site already serves in excess of 5 no. dwellings.

However, if a condition were to be imposed requiring the developer to employ / establish a private management company to maintain the estate road including footways, drainage and street lighting in perpetuity, then I would have no objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Operational Manager Traffic & Transportation