

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0918

Your Ref: P/2009/0918

Date: 09 December 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2880 4500 Copperas Methodist Church, Afoneitha Road, Penycae

Development: Demolition of existing Methodist chapel and construction of new two storey dwelling.

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

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

Visibility from the existing private vehicular access is well below the requirements of TAN 18. In a southerly direction the boundary wall and fence fronting the dwelling obstruct visibility. To the north the wall of a neighbouring property obstructs visibility. The owners of the existing shared access have refused permission for the access to be used to serve the proposed residential development.

This application therefore proposes a new access immediately adjacent to the existing.

This proposed access can achieve splays of 2.4 x 25 to the south and 2.4 x 28m to the north. Although both splays are below recommendations it is a significant improvement on the existing private access road. By reducing the height of the front boundary wall across the full site frontage visibility from the existing private drive would also be significantly improved for the 4 remaining users.

Given the visibility improvements for the existing access I consider the proposed access to be a benefit to highway safety.

The location of the access has been previously granted planning permission (P/2008/0780). The current application proposes a 2 bed dwelling and a revised turning facility.

The parking and turning area demonstrated on the submitted plan is considered unacceptable because the turning facility does not allow for adequate manoeuvrability.

I recommend the application in its current format is refused for the following reason.

REASON

The proposed development does not make adequate provision for the parking and turning of vehicles clear of the public highway.

Subject to the applicant submitting plans demonstrating an acceptable parking and turning area I would make no objection to the proposal and in that instance I would recommend any permission include the following conditions:

CONDITIONS

NONSTDC VISIBILITY SPLAY OF 2.4 X 25M TO THE SOUTH

038R The proposed access shall have a visibility splay of 2.4m x 25m to the nearside edge of the adjoining highway in a southerly direction 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 VISIBILITY SPLAY OF 2.4 X 28M TO THE NORTH

038R The proposed access shall have a visibility splay of 2.4m x 28m to the centre line of the adjoining highway in a northerly direction 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.

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 ACCESS SURFACE

043R The access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

NONSTDC ACCESS GRADIENT

026R The gradient of the access shall be a maximum 1 in 10 for the first 5m back from the rear edge of the existing footway

J44C VEHICLE PARKING AND TURNING AREAS

026R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes, free of all obstruction.

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.

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 BOUNDARY WALL

026R The height of the front boundary wall across the full frontage of the site shall be lowered to and thereafter retained at a height of no more than 1m in height above the level of the adjacent carriageway. This shall include the existing northern boundary wall which should be lowered for a distance of 1m behind the highway boundary.

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.


For Operational Manager Traffic & Transportation