

MEMORANDUM

From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/0821	Your Ref:	MP/P/2009/0821
Date:	13 th October 2009		

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

Location: O. S Grid Ref: 388 449 Althrey Lodge, Overton Road, Bangor on Dee.

Development: Outline application for erection of 1 no. dwelling and construction of new vehicular access.

I refer to your consultation dated 07/10/09 in respect of the above.

The development site is located on the B5069 Overton Road which is a classified road subject to a 60mph speed limit.

TAN 18 would normally require any proposed access to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

Visibility from the existing access serving Althrey Lodge is inadequate providing splays of approximately 2.4 x 10m in both directions.

The applicant has proposed to permanently close up the existing substandard access, construct a 2.0m wide footway along the entire site frontage and provide improved visibility splays of 2.0 x 110m to the north east and 2.0 x 82m to the south west measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

Given these significant improvements in terms of highway safety, I would be able to support this application for an additional dwelling. However, I would recommend that the proposed shared access is widened to a minimum of 4.5m for at least 5m behind the highway boundary (back of footway). The proposed shared access indicated on the submitted layout plan (Drg. No. W/07/1663/02) appears to be less than 4.5m in width and is considered inadequate.

Suitable parking and turning facilities shall be provided at the proposed development site

I would therefore recommend that any permission be subject to the following conditions:-

CONDITIONS

1. The proposed shared access serving the development site shall provide visibility splays as demonstrated on drawing no. W07/1663/VS.
2. The existing substandard access shall be permanently closed up prior to first occupation of the new dwelling.
3. The proposed shared access shall be widened to a minimum of 4.5m for at least 5m behind the highway boundary (back of footway) and shall take the form of a dropped vehicular crossing.
4. The proposed access shall be surfaced using hard bound materials for the first 5m behind the highway boundary.
5. No gates shall be erected within 5m of the highway boundary.
6. No private surface water run-off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the proposed access to intercept such run-off.
7. A 2.0m wide footway shall be constructed along the site frontage to the satisfaction of the Highway Authority (see note)
8. Parking provision at the proposed development site shall be in accordance with LPGN 16.
9. A suitable turning facility shall be provided within the curtilage of the development site.

REASONS

1. To ensure that improved visibility is provided at the proposed point of access to the highway.
2. In the interests of highway safety.
3. To ensure the formation of a safe and satisfactory access.
4. To ensure that no deleterious material is carried onto the highway.
5. In the interest of safety and free flow of traffic on the adjoining highway and to ensure the formation of a safe and satisfactory access.
6. In the interests of highway safety.
7. In the interests of pedestrian safety.
8. To provide for the parking of vehicles clear of the highway.
9. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of traffic safety.

Supplementary Notes

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

Note:

- *The proposed footway should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.278 / 38 of the Highways Act 1980.*

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out



JMD
Operational Manager Traffic & Transportation