

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0379

Your Ref: P/2010/0379

Date: 14 May 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3170 5090 St Pauls Church, Berse Road, Caego

Development: Conversion of vacant grade 2 listed place of worship (class D1) to single dwelling (class C3)

I refer to your consultation dated 10 May 2010 in respect of the above.

The development site is located on a classified highway subject only to the national speed limit.

There is no existing vehicular access into the site although there are two accesses to the west of the site serving residential properties and a further access that serves the very busy Arriva bus depot. All three accesses suffer from substandard visibility in an easterly direction; visibility being obstructed by the front boundary wall of the development site.

The proposed vehicular access requires the front boundary wall to be set back 1m from its existing position which will allow visibility of approximately 2.4 x 30m to be achieved in an easterly direction; below TAN 18 recommendations. To the west visibility of 2.4 x 90m is achievable which is considered adequate.

Given that visibility to the east is substandard I would not normally wish to support such a proposal.

However by setting the boundary wall back 1m into the site, visibility from the neighbouring accesses is significantly improved. Given that the Arriva bus depot access is so heavily trafficked I consider that there is significant highway benefit in supporting the proposed access.

The proposed access has been designed such that adequate pedestrian visibility is provided. A separate licence will need to be obtained from the Highway Authority in order to alter the kerblin and cross the footpath at the access position.

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 the access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

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

J45C VEHICLE PARKING AND TURNING AREAS

035R 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.

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.

NONSTD BUILT IN ACCORDANCE WITH PLAN

026R The access to the development shall be constructed in accordance with the approved plan – drawing no: P 374 08A

NONSTD SUBMISSION OF FURTHER DETAILS (FOOTWAY WIDENING)

030R There shall be no development permitted on site until a scheme showing proposed construction details of the footway widening, has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority

NONSTD GRADIENT

026R The gradient of the access shall be a maximum 1 in 8 for the first 5m back from the back edge of the footway.

Notes***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 alter the kerbline and cross the footpath at the access position. The licence is a separate form and will need to be obtained from the Highways Department, Wrexham County Borough Council. telephone 01978 297158.

N08N

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the highway authority and confirmed as acceptable BEFORE development commences.

Please contact: The Operational Manager Traffic & Transportation, Crown Buildings, Chester Street, Wrexham. LL13 8BG. Telephone: 01978 2927150

Peter Oosthuis
For Operational Manager Traffic & Transportation