

MEMORANDUM

From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0307	Your Ref:	SJG/P/2010/0307
Date:	29 th April 2010		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 337 450 Adjacent to Fox and Hounds, Bangor Road, Eyton, Wrexham.

Development: Construction of new access to serve existing caravan site

I refer to your consultation dated 21/04/2010 in respect of the above.

The proposed development site is located on the B5426 Bangor Road which is a rural, classified road subject to a 20mph speed limit along this section.

TAN 18 would normally require any proposed / existing access to provide visibility splays of 2.4 x 45m 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.

I understand that access to the existing caravan site (comprising of 5 no. pitches) is becoming more difficult through the existing pub car park access as the applicant / pub landlord is allowing parents to drop off and pick up their children using the pub car park. This is considered to be beneficial given the limited available parking at the adjoining school.

The existing access serving the public house is 4.2m wide and provides visibility splays in excess of 2.4 x 45m in both directions complying with TAN 18 requirements.

Any proposed access to serve the existing caravan site would need to provide visibility splays compliant with TAN 18 (as stated above). This would require the removal of a small section of hedgerow either side of the access.

The access shall be a minimum width of 5.5m for at least 15m behind the highway boundary. I would recommend that the access takes the form of a dropped kerb vehicular crossing (see note). The access shall be surfaced with hard bound materials (ie/ bituminous macadam) for at least 15m behind the adjoining highway with no gates being erected within 15m of the highway boundary. Any proposed gates shall open into the development site. No private water shall be allowed to flow from the development site onto the adjoining highway. I would recommend that an Aco drain or similar is installed

There would appear to be an existing warning sign (accompanied horse or ponies) located in the verge close to the proposed access. The applicant will need to liaise with our Environment / Traffic Section to arrange for any necessary re-location of this sign (see note).

A suitable turning facility shall be provided within the curtilage of the development site to allow vehicles / caravans to exit the site in a forward gear.

I would recommend that the gated access to the rear of the existing public house car park currently serving the development site is permanently closed up once the new access is constructed. However, pedestrian access could still be provided in this location.

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

CONDITIONS

1. The proposed access shall provide / maintain visibility splays of 2.4 x 45m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.
2. The proposed shared access shall be a minimum width of 5.5m for at least 15m behind the adjoining highway (see note).
3. The proposed access shall be surfaced using hard bound materials (ie/ bituminous macadam) for a minimum distance of 15m behind the highway boundary.
4. No gates shall be erected within 15m of the highway boundary. Any gates shall open into the development site.
5. The proposed access shall have a maximum gradient of 1:10.
6. The proposed access shall take the form of a vehicular footway crossing (see note).
7. 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.
8. A suitable turning facility to facilitate the turning movements of vehicles / caravans shall be provided within the curtilage of the development site.
9. The gated access to the rear of the existing public house car park shall be permanently closed up to vehicular traffic upon completion of the new access serving the caravan site. Suitable pedestrian access shall be provided / maintained in this location.

REASONS

1. To ensure that adequate visibility is provided at the proposed point of access to the highway.
2. To ensure the formation of a safe and satisfactory access.
3. To ensure that no deleterious material is carried onto the highway.
4. To ensure the formation of a safe and satisfactory access.
5. To ensure the formation of a safe and satisfactory access.
6. In the interests of pedestrian safety.

7. In the interests of highway safety.
8. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.
9. In the interests of pedestrian / highway safety.

Supplementary Notes

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

Note:

- *The applicant will need to construct a dropped kerb crossing to form the new access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Please contact Stephen Jones on Tel: 01978 297158.*
- *There would appear to be an existing warning sign (accompanied horse or ponies) located in the verge close to the proposed access. The applicant will need to liaise with our Environment / Traffic Section to arrange for any necessary re-location of this sign. The applicant will need to liaise with our Streetscene Engineer – Mr. Paul Fairclough on Tel: 01978 729730.*



Operational Manager Traffic & Transportation