

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0144 **Your Ref:** MP/P/2010/0144
Date: 4th March 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 373 415 Land adjacent to 15 Salop Road, Overton, Wrexham.

Development: Erection of two semi-detached three bedroom houses with associated parking and garden areas.

I refer to your consultation received on 01/03/2010 in respect of the above and would recommend any planning permission include the following conditions:-

CONDITIONS

1. The proposed development site shall be laid out in accordance with submitted layout plan (Drg No. SR-OV-001 Rev B – dated November 2008).
2. The proposed shared access and access serving no. 15 Salop Road shall provide visibility splays of 2.4 x 56m 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.
3. The proposed shared access and access serving no. 15 Salop Road shall provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.
4. The proposed shared access and access serving no. 15 Salop Road shall be surfaced using hard bound materials for a minimum distance of 5m behind the highway boundary.
5. No gates shall be erected at either access within 5m of the highway boundary.
6. Parking provision at the proposed development site shall be laid out in accordance with submitted layout plan (Drg. No. 08/966/01 Rev B) and shall comply with the requirements of LPGN 16.
7. Suitable turning facilities shall be provided within the curtilage of the development site.
8. A 2.0m wide footway shall be constructed along the site frontage to the satisfaction of the Planning Authority (see note).

REASONS

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

Supplementary Notes

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

Note to applicant:

- *Any 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.38 /278 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



Operational Manager Traffic & Transportation