

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0272 **Your Ref:** MP/P/2010/0272
Date: 20TH May 2010

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

Location: Land at Brynycabanau Road, Wrexham.
Development: Outline application for residential development.

I refer to your consultation dated 01/04/2010 in respect of the above.

The proposed development site is located on Brynycabanau Road. Although the first section of Brynycabanau Road up to the development site is adopted (unclassified), the section fronting the development site is currently unadopted.

In order to support any further residential development at this site, the section of Brynycabanau Road fronting the site will need to be brought up to an adoptable standard. This includes the widening of the existing carriageway to 5.5m, a scheme of street lighting, upgrade of existing drainage system, re-surfacing and the provision of a 3.0m wide footway / cycleway link across the site frontage.

Assuming typical vehicle speeds of 25mph along this section, any proposed access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

In terms of the submitted layout plan (Drg. No. 6681/L(9)01 Rev E), I comments as follows:-

The proposed access roads do not conform to adoptable standards being only 4.8m wide. Any proposed access road serving in excess of 24 dwellings would normally require a minimum width of 5.5m with 2.0m wide footways either side.

The proposed turning heads are of inadequate design and do not conform to adoptable standards. Suitable turning facilities constructed to adoptable standards shall be provided at the development site.

In terms of parking provision at the development site, I comment as follows:-

It would appear that all of the proposed spaces are located within what would be adoptable highway which is considered unacceptable. Any proposed spaces should be located behind the proposed highway boundary (ie/ back of footway) within the curtilage of each property. Parking provision shall be provided in accordance with LPGN 16 requirements.

The proposed layout does not include the provision of a 3.0m wide cycleway / footway along the site frontage.

I would therefore recommend that the proposed layout is amended to comply with adoptable standards. Alternatively, I assume that the proposed development including access roads could remain private being maintained in perpetuity by a private management company.

In principle, I have no objections to the proposed development and would recommend that any permission include the following conditions:-

CONDITIONS

1. A scheme to bring the section of Brynycabanau Road fronting the development site up to an adoptable standard shall be submitted to the Planning Authority for further approval. Any approved scheme shall be implemented prior to commencement of development (see note).
2. Any proposed access serving the development site shall provide visibility splays of 2.4 x 33m 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 in accordance with Manual for Streets
3. A 3.0m wide cycleway / footway shall be constructed along the entire site frontage (see note).
4. Parking provision at the proposed development site shall be in accordance with LPGN 16.
5. Suitable turning facilities shall be provided within the curtilage of the development site.

REASONS

1. In the interests of highway safety.
2. To ensure that adequate visibility is provided at the proposed point of access to the highway.
3. In the interest of highway safety.
4. To provide for the parking of vehicles clear of the highway.
5. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of traffic safety. 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.

Notes:

- The proposed modifications to the existing carriageway / footways fronting the development site shall 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

- Details of any proposed modifications to existing street lighting or provision of additional street lighting shall be submitted to our Street Lighting Section. Please ask the applicant to liaise with Paul Fairclough (Infrastructure Manager) on Tel: 01978 729730.



Operational Manager Traffic & Transportation