

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0363

Your Ref: P/2010/0363

Date: 13 May 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3000 4370 Land at 1 to 4 Grenville Terrace, Station Road, Ruabon

Development: Outline application for demolition of Grenville Terrace and erection of 12 no. dwellings together with associated parking and access.

I refer to your consultation dated 29 April 2010 in respect of the above.

The development site is situated on a classified highway subject to a 30 mph speed limit for which TAN 18 recommends visibility splays of 2.4 x 56m for a new access.

It is not possible to achieve this from the location indicated on the submitted plan; any access will need to be to the west edge of the site.

As this is an outline application with all matters reserved this issue can be addressed at reserved matters stage.

The footway across the site frontage is approximately 1.3m wide and would benefit from a scheme widening it to 2m.

I recommend that any permission include the following conditions:

CONDITIONS

J28C VISIBILITY SPLAYS OF 2.4 X 56M

038R The proposed access shall have a visibility splay of 2.4m x 56m in both directions measured to the nearside kerb edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

NONSTD FOOTWAY WIDENED

042R A 2m wide footway shall be constructed back from the existing carriageway on B5605 along the full frontage of the development site.

J19C PROVISION OF VEHICLE PARKING FACILITIES

036R Vehicle parking and turning facilities shall be provided within the curtilage of the site in accordance with details to be submitted for further approval. Such facilities shall be made available for those purposes prior to the first occupation of the building(s) hereby permitted and shall thereafter be retained.

J20C ACCESS TO THE SITE

039R The siting, design and construction of the means of access to the site shall only be as may be approved in writing by the Local Planning Authority, before development commences.

J35AC NO VEHICULAR ACCESS FROM STATION ROAD

026R There shall be no vehicular means of access to the site along the private access road off Station Road

SUPPLEMENTARY NOTES

The applicants attention should be drawn to the following supplementary notes; 1,3,4,&5

Peter Doornwaite
for Operational Manager Traffic & Transportation