

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2009/0912 **Your Ref:** RAD/P/2009/0912
Date: 3rd December 2009

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 399 484 Plot between Denverra and Walnut Cottage, Sun Lane, Bowling Bank, Wrexham.

Development: Submission of reserved matters pursuant to outline planning permission code P/2007/0163 granted on 02/04/2007 in respect of siting, design, external appearance, means of access and landscaping – erection of dormer bungalow.

I refer to your consultation dated 27/11/09 and revised layout plan (Drg. No. 09/25 02 – Dated October 2009) in respect of the above.

The revised layout plan appears to indicate the required visibility splays encroaching on 3rd party land in both directions. However, on site the required visibility splays appear achievable without encroaching on 3rd party land.

The revised layout plan does not appear to indicate the provision of a continuous footway along the site frontage.

I would normally recommend that the application be **REFUSED** for the following reason:-

The provision of a continuous footway along the site frontage has not been demonstrated on the submitted layout plan (Drg. No. 09/25 02 – Dated October 2009).

However, if the applicant were to satisfactorily address the above issue, then I would recommend that any permission include the following conditions:-

CONDITIONS

1. The access serving the development site shall provide visibility splays of 2.4 x 70m in the south easterly direction measured to the centerline of the adjoining highway and 2.4 x 70m in the north westerly direction 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 TAN 18.

2. The access shall be surfaced using hard bound materials for the first 5m behind the highway boundary.
3. No gates shall be erected within 5m of the highway boundary.
4. Parking provision at the proposed development site shall be in accordance with LPGN 16.
5. The existing footway fronting the existing dwelling shall be continued along the site frontage (see note).

REASONS

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

Supplementary Notes

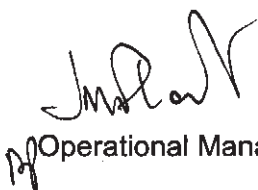
The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Note:

- *The 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