

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0216 **Your Ref:** SEH/P/2010/0216
Date: 21st April 2010

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

Location: O. S Grid Ref: 350 499 Site at Glan Gors, Caia Park, Wrexham.
Development: Outline application for residential development.

I refer to your consultation dated 31/03/2010 in respect of the above.

The proposed development site is located on Vyrnwy Way which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the existing traffic calming measures in place 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 which there shall be no obstruction in excess of 1.0m in height in accordance with Manual for Streets.

The proposed access serving the development site has been located in a position which impacts on the existing layby along this section. I assume this layby has been constructed along this section to provide on street parking for local residents clear of the main carriageway. An access in this location would take away a significant number of these available spaces. Visibility from such an access would also be impeded by parked vehicles within the layby. I would therefore consider the proposed access to be unsuitable and would recommend the application be **REFUSED** for the following reasons:-

1. **The proposed access would result in the loss of on street parking provision in the existing layby along Vyrnwy Way.**
2. **There is restricted visibility at the proposed point of access which would be a source of danger to road users.**

However, if the applicant were to amend the proposed layout including means of access, then I would recommend that any permission be subject to the following conditions:-

CONDITIONS

1. Any proposed access serving the development site shall provide visibility splays of 2.4 x 33in 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.
2. The proposed estate road(s) shall be a minimum width of 4.8m.
3. The proposed estate road(s) and footways shall be constructed to an adoptable standard (see note).
4. A 2.0m footway shall be constructed along the entire site frontage providing a continuous link between the existing footways along Vyrnwy Way.
5. The existing footpaths bounding the development site shall be widened to 3m where it is proposed to erect boundary fences / walls / hedges in excess of 1metre in height and existing footpaths bounding the development site shall be widened to a minimum of 2.0m where it is proposed to erect boundary fences / walls / hedges up to 1metre in height prior to occupation of any dwellings (see note).
6. Parking provision at the proposed development site shall be in accordance with LPGN 16.

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. In the interests of highway safety.
4. In the interests of pedestrian safety.
5. In the interests of pedestrian safety.
6. To provide for the parking of vehicles clear of the highway.

Supplementary Notes

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

Notes to Applicant

- Any new roads serving more than five dwellings should be constructed to standards 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 of the Highways Act 1980 so that the new road can be adopted for maintenance at the public expense.

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

- Any requirement for additional street lighting or modifications to existing street lighting bounding the development site will require approval from our Street Lighting Section. Please liaise with Mr. Paul Fairclough on Tel: 01978 729730.



Operational Manager Traffic & Transportation