

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0225 **Your Ref:** LB1/P/2010/0225
Date: 15th April 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 353 500 Land at Arenig Road, 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 Arenig Road which is an unclassified road subject to a 20mph speed limit.

Any proposed access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

I would recommend that any proposed access also provides 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.

I would recommend that any proposed access is a minimum of 4.5m wide and takes the form of a dropped kerb vehicular crossing in the interests of pedestrian safety.

I understand that Arenig Road suffers from on street parking problems given that the majority of local residents adjacent to the development site do not have off street parking provision. This is exacerbated by the presence of the existing bus stop along the frontage of the development site and the restricted carriageway width along this section.

In order to support the proposed development, I would recommend that the development is limited to 2 no. properties. Based on the provision of 10. no parking spaces, this could provide 2 no. spaces per dwelling and provide up to 6 no. spaces for local residents to park their vehicles clear of the public highway. Details of the proposed vehicle parking and turning areas shall be further agreed with the Local Planning Authority.

Any existing footpaths bounding the development site shall be widened to 3.0m where it is proposed to erect boundary fences / walls / hedges in excess of 1.0m. 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 1.0m in height (see note).

The existing bus stop fronting the development site shall be re-located to the satisfaction of the Highway Authority.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

1. The proposed access onto Arenig Road shall be a minimum of 4.5m wide and shall take the form of a dropped kerb vehicular crossing.
2. The proposed access onto Arenig Road shall provide visibility splays of 2.4 x 25m 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 access onto Coed Aben 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. Parking provision at the proposed development site shall be in accordance with LPGN 16.
5. Details of the vehicle parking and turning areas indicated on the submitted layout plan (Drg No. 6687/L(9)01 Rev B – Dated 26/02/2010) shall be further agreed with the Local Planning Authority.
6. No private surface water shall be permitted to flow from the development site onto the adjoining highway.
7. The existing footpaths bounding the development site shall be widened to 3.0m where it is proposed to erect boundary fences / walls / hedges in excess of 1.0m. 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 1.0m in height. Appropriate additional street lighting provision shall be provided to the satisfaction of the Highway Authority (see note).

REASONS

1. To ensure the formation of a safe and satisfactory access.
2. To ensure that adequate visibility is provided at the proposed point of access to the highway.
3. In the interests of pedestrian safety.
4. To provide for the parking of vehicles clear of the highway.
5. To provide for the parking and turning of vehicles clear of the highway.
6. In the interests of highway safety.
7. 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 to Applicant

- *The proposed 2.0m wide footway along Arenig Road and Vyrnwy Way and widening of any existing footpaths bounding the development site 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

- *Any proposed 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. Dave Cupit on Tel: 01978 729731.*



Operational Manager Traffic & Transportation