

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0247 **Your Ref:** SEH/P/2010/0247
Date: 19th April 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 343 504 Land at St. Giles Crescent, 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 St. Giles Crescent which is an unclassified residential road subject to a 30mph speed limit. Proposed access to the properties is off the rear access road which also forms part of St. Giles Crescent. I would estimate typical vehicle speeds along this section at being around 20mph given the geometry of the road.

Any proposed accesses / driveways 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.

This section of St. Giles Crescent is only 4.5m wide with a 1.7m wide footway along its eastern edge. I would recommend that this access road is widened to 4.8m with the provision of a 2.0m wide footway along the eastern side of the road in line with current design standards (see note).

Due to the nature of the road, the road surfacing currently falls below current standards. If this is to be the main access serving the residential development then these irregularities shall be corrected.

I would recommend that the proposed turning head fronting the proposed play area is constructed to adoptable standards in order to accommodate the turning movements of a refuse wagon.

I understand that the existing traffic calming features along this section of St. Giles Crescent are illegal and I would recommend that they are removed along with the bollards in the existing footway.

I would recommend the provision of a suitable footway link through the proposed play area to provide a convenient pedestrian route between both sections of St. Giles Crescent.

Parking at the proposed development site shall comply with the requirements of LPGN 16.

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

CONDITIONS

1. Any proposed accesses / driveways serving the development site 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.
2. A suitable scheme for the widening of St. Giles Crescent to 4.8m including provision of a 2.0m footway shall be submitted to the Planning Authority for further approval.
3. A suitable turning head fronting the proposed play area shall be constructed to adoptable standards in order to accommodate the turning movements of a refuse wagon.
4. The surface irregularities in the access road serving the development site shall be reinstated to an adoptable standard.
5. A suitable footway link shall be provided through the proposed play area to provide a convenient pedestrian route between both sections of St. Giles Crescent.
6. No private surface water shall be permitted to flow from the development site onto the adjoining highway.
7. 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 points of access to the highway.
2. In the interests of highway / pedestrian safety.
3. In the interests of highway safety.
4. In the interests of highway safety.
5. In the interests of pedestrian safety.
6. In the interests of highway safety.
7. 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

Note to Applicant

- Any proposed works to the access road / footway 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

- 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.



PP Operational Manager Traffic & Transportation