

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/0824	Your Ref:	JS/P/2009/0824
Date:	14 th October 2009		

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

Location: O. S Grid Ref: 372 578. Woodlands, Chester road, Rossett, Wrexham.

Development: Erection of replacement dwelling.

I refer to your consultation dated 08/10/2009 in respect of the above.

The proposed development site is located on Chester Road which is a classified road subject to a 30mph speed limit along this section.

Any proposed access would normally be required to provide visibility splays of 2.0 x 56m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0 in height in accordance with Manual for Streets.

The existing access serving the development site is currently 3.2m wide and provides visibility splays in excess of 2.0 x 56m in both directions measured to the nearside edge of the adjoining highway.

I would recommend that any proposed access provides / maintains visibility splays of 2.0 x 56m 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 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 at least 3.0m wide and takes the form of a dropped kerb vehicular footway crossing in the interests of pedestrian safety (see note).

Any proposed access shall be surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary. No gates shall be erected within 5m of the adjoining carriageway and shall open into the development site.

Parking and turning provision within the curtilage of the development site appears adequate.

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

CONDITIONS

1. Any proposed access serving the development site shall provide visibility splays of 2.0 x 56m in both directions measured to the nearest edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.
2. Any proposed access 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.
3. The proposed access shall be a minimum width of 3.0m.
4. Any proposed access shall be surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary.
5. No gates shall be erected within 5m of the adjoining carriageway
. Any gates shall open into the development site.
6. The proposed access serving the development site shall take the form of a dropped kerb vehicular footway crossing (see note).
7. Parking provision at the proposed development site shall be in accordance with LPGN 16.
8. Suitable turning facilities shall be provided within the curtilage of the development site.

REASONS

1. To ensure that adequate visibility is provided at the proposed point of access to the highway.
2. In the interests of pedestrian safety.
3. To ensure the formation of a safe and satisfactory access.
4. To ensure that no deleterious material is carried onto the highway.
5. To ensure the formation of a safe and satisfactory access.
6. In the interests of pedestrian safety and to ensure the formation of a safe and satisfactory access.
7. To provide for the parking of vehicles clear of the highway.
8. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway 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 applicant will need to extend the dropped kerb crossing outside the property including strengthening of the footway at the revised point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.


Operational Manager Traffic & Transportation