

MEMORANDUM



From: Operational Manager Traffic & Transportation To: Chief Planning Officer

Our Ref: TH/DC/PD/2010/0226

Your Ref: P/2010/0226

Date: 13 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2840 4290 Land at Whalleys Way, Acrefair

Development: Outline application for residential development

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

The development site has an existing access on to a classified highway subject to a 30 mph speed limit.

It is possible to achieve adequate visibility splays from the proposed access to the development site.

There is an existing 2m footway across the front of the site linking Plas Madoc to Cefn Mawr. A well used footpath route with links to the east of the Plas Madoc estate crosses the site and should be retained as part of any future development proposals.

It is considered that the traffic generated by the eleven proposed dwellings will have no detrimental impact on the highway network. The proposed layout is generally acceptable although there is some concern over the proximity of the parking spaces for plot 1 to the junction of Whalleys Way. However the scheme is only indicative and parking issues can be resolved at the reserved matters stage.

I recommend any permission include the following conditions:

CONDITIONS

J28C VISIBILITY SPLAY OF 2.4M X 56M

038R The proposed access shall have a visibility splay of 2.4m x 56m in both directions measured to the nearside kerb edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

NONSTDC PEDESTRIAN LINK

NONSTDR Adequate provision shall be made to retain the pedestrian path currently crossing the development site.

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1,3, 4 and 5 on the enclosed "Applicants' Rights and General Information".



For Operational Manager Traffic & Transportation