

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0268 **Your Ref:** MP/P/2010/0268
Date: 15th April 2010

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

Location: O. S Grid Ref: 374 490 Land at Pilgrim Way, Pentre Maelor, 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 Pilgrim Way which is an unclassified residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph along this section 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.

To enable this development to proceed, the existing footway running through the development site will require a "stopping up order". I assume this can be carried out through s.247 of the Town & Country Planning Act 1990.

I would recommend the construction of a 2.0m wide footway along the entire site frontage to provide a continuous footway link between the existing footways along this section (see note).

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

However, the proposed access / driveway for plot no. 3 is considered unacceptable given its proximity to the existing bus stop and raised pedestrian crossing point.

I would therefore recommend that the application be **REFUSED** for the following reason :-

The proposed access / driveway serving plot no. 3 is sited in close proximity to the existing bus stop and raised pedestrian crossing point and would increase the likelihood of danger to road users and pedestrians.

However, if plot no.3 were to be deleted or its access relocated to a more suitable position (ie/ adjoining plot no. 2, then I would have no objections to the proposed development. Subject to 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 2.0m wide footway shall be constructed along the entire site frontage to provide a continuous footway link between the existing footways along this section of Pilgrim Way (see note).
3. No private surface water shall be permitted to flow from the development site onto the adjoining highway.
4. Parking provision at the proposed development site shall be in accordance with LPGN 16.
5. The highway land / footway running through the development site shall be formally stopped up to the satisfaction of the Highway Authority.

REASONS

1. To ensure that adequate visibility is provided at the proposed points of access to the highway.
2. In the interests of pedestrian safety.
3. In the interests of highway safety.
4. To provide for the parking of vehicles clear of the highway.
5. To ensure that no development takes place within highway land.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes

Note to Applicant

- *Any proposed 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