

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0960

Your Ref: P/2009/0960

Date: 26 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2830 5110 Tabernacle Chapel, Park Road, Coedpoeth

Development: Conversion of former chapel into 2 dwellings.

I refer to your consultation dated 08 March 2010 in respect of the above.

The site is located at the junction of a classified highway Park Road and an unclassified highway Manley Road. There is no existing vehicular access into the site. Footway provision in the vicinity of the site is substandard. Visibility at the junction of Manley Road with Park Road is approximately 2.4 x 2m and is seriously substandard. It is not possible to create an access with adequate visibility on to Park Road.

The development proposals include the demolition of the side extension to the church, driveway provision for four vehicles and improvement to visibility at the Park Road junction.

The demolition of the side extension will enable a widening of the existing carriageway and consequent improvement to forward visibility along Manley Road.

There is adequate space behind the driveway to allow vehicles to manoeuvre adequately on Manley Road. It is possible to achieve splays of 2.0 x 13m on to Manley Road which considering the anticipated speed of traffic on Manley Road is deemed adequate in this instance.

Significant improvement to road safety will be provided by the visibility improvements at the Park Road junction.

Given the lack of existing pedestrian provision I recommend that a 1m wide footway is constructed across the full frontage of the site on Manley Road.

I recommend any permission include the following conditions:

CONDITIONS

NONSTDC FOOTWAY CONSTRUCTION

NONSTDR A 1m wide footway shall be constructed along the full frontage of the site on Manley Road prior to the first use of the development hereby approved, in accordance with details previously submitted to and approved in writing by the local planning authority.

NONSTD SUBMISSION OF FURTHER DETAILS (ROAD CONSTRUCTION)

030R There shall be no development permitted on site until a scheme showing a detailed layout and construction of the carriageway alteration has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

J28C VISIBILITY SPLAY OF 2.4M X 14M (PARK ROAD)

038R The junction of Manley Road with Park Road shall have a visibility splay of 2.4m x 14m in a southerly direction 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.

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

043R Each access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

J45C VEHICLE PARKING AND TURNING AREAS

035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

NONSTD NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

NONSTD R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

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