

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0868

Your Ref: P/2009/0868

Date: 10 November 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3040 4650 64 Bryn Hyfryd, Johnstown

Development: Side extension and erection of detached garage

I refer to your consultation dated 28 October 2009 in respect of the above site.

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

The hedge/tree adjacent to the existing access obstructs pedestrian visibility in a northerly direction.

The existing driveway has been widened to cater for an additional vehicle. The footway vehicular crossing has however not been altered to suit and I can only assume any vehicle parking in this widened part of the driveway is bumping up the kerb.

Given the proposal is likely to increase the amount of vehicular traffic using the substandard access and I consider it necessary to condition improvements to the access.

I recommend any permission include the following conditions:

CONDITIONS

J28CA VISIBILITY SPLAY (FOOTWAY SAFETY)

031R From a point on the centre line of the access 2.4 metres back from the edge of the footway, to points 3.3 metres to both sides of that point measured along the edge of the carriageway, all obstructions to visibility shall be reduced to and thereafter maintained at a height not exceeding 0.6 metre above the level of the adjacent carriageway. (see attached plan)

NONSTDC PAVEMENT CROSSING

026R The development shall not be used until an adequate width of pavement crossing has been constructed to the site in accordance the specification of the Local Planning Authority.

J33C ACCESS HARD SURFACED

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

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".

E05N FOOTWAY CROSSING LICENCE

A licence will need to be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the widened access position. The licence is a separate form and will need to be obtained from the Transportation and Asset Management Department, Wrexham County Borough Council. Telephone 01978 297158.

Peter Douthett
For Operational Manager Traffic & Transportation