

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/0810	Your Ref:	SEH/P/2009/0810
Date:	7 th October 2009		

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

Location: **O. S Grid Ref: 342 500** Land between nos. 81 – 81 Benjamin Road, Smithfield, Wrexham.

Development: **Outline application for the erection of 1 no. detached dwelling.**

I refer to your consultation dated 02/10/2009 in respect of the above.

The proposed development site is located on Benjamin Road which is an unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road along this section.

Any proposed access 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 which there shall be no obstruction in excess of 1.0 in height in accordance with Manual for Streets. The full extent of the required splays have not been adequately demonstrated on the submitted layout plan. The required splays would also involve the lowering / removal / setting back of the existing boundary wall fronting both the proposed development site and the existing wall fronting no. 81 Benjamin Road. The required splay in the south westerly direction would appear to cut across land under 3rd party control. The visibility splay indicated on the submitted layout plan in the northerly direction appears to cut across the proposed parking space for the new dwelling which is unacceptable.

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.

I would recommend that any proposed access is at least 4.5m 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 highway boundary.

As the existing property (no. 81 Benjamin Road) is a 5 bedroomed property and has no off street parking provision, I would recommend that at least 2 no. parking spaces are provided for the existing property within the curtilage of the development site. This has not been demonstrated on the submitted layout plan. In terms of the proposed dwelling itself, it is unclear from the application as to the no. of proposed bedrooms and I am therefore unable to assess the adequacy of parking provision for this dwelling.

I would normally therefore recommend the application be **REFUSED** for the following reasons:-

1. **The full extent of the required visibility splays from the proposed access have not been demonstrated on the submitted layout plan.**
2. **The required visibility splay in the south westerly direction appears to cut across land under 3rd party control.**
3. **Details of the proposed parking provision for the existing dwelling (no. 81 Benjamin Road) and the proposed dwelling have not been clearly demonstrated on the submitted layout plan.**

However, providing the applicant satisfactorily addresses the above issues, I would have no objections to the proposed development on highway grounds and would recommend any permission include the following conditions:-

CONDITIONS

1. Any proposed access 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. 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 4.5m for a minimum distance of 5m behind the adjoining highway.
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 highway boundary.
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 for both the existing dwelling (no. 81 Benjamin Road) and the proposed dwelling.

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.

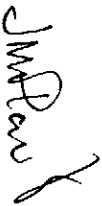
3. To ensure the formation of a safe and satisfactory access.
4. To ensure that no deleterious material is carried onto the highway.
5. To ensure the formation of a safe and satisfactory access.
6. In the interests of pedestrian safety and to ensure the formation of a safe and satisfactory access.
7. To provide for the parking of vehicles clear of the highway.

Supplementary Notes

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

Note to Applicant

The applicant will need to construct a dropped kerb crossing outside the property including strengthening of the footway at the point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.


Operational Manager Traffic & Transportation