

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0262	Your Ref:	PF/P/2010/0262
Date:	13 TH April 2010		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 402 505 Elm Cottage, Bowling Bank, Isycoed, Wrexham.

Development: Demolition of existing cottage and outbuildings and erection of replacement dwelling and detached garage.

I refer to your consultation dated 31/03/2010 in respect of the above.

The proposed development site is located on a narrow, rural classified road which is subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph due to the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 70m in both directions measured to the centreline of the adjoining highway in accordance with TAN 18. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing access is adequate in the southerly direction providing a splay in excess of 2.4 x 70m measured to the centreline of the adjoining highway. However, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 21m measured to the centreline of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow fronting the development site.

I would suggest that the applicant considers improving visibility from the proposed access to provide the required visibility splays stated above.

However, the proposed development is simply for a replacement dwelling utilising the existing access. It is therefore assumed that no additional traffic movements will be generated by this development utilising this substandard access.

Parking and turning provision at the proposed development site appears adequate.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

1. Visibility splays currently available at the existing access shall be maintained as a minimum from the proposed access.

2. Parking provision at the proposed development site shall be in accordance with LPGN 16.
3. Suitable turning facilities shall be provided within the curtilage of the site.

REASONS

1. In the interests of highway safety.
2. To provide for the parking of vehicles clear of the highway.
3. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.

Supplementary Notes

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


Operational Manager Traffic & Transportation