

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0112 **Your Ref:** LB1/P/2010/0112
Date: 15th March 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 361 548 Lyndhurst, Wynnstay Lane, Marford, Wrexham.

Development: Two storey and single storey extensions and alterations to existing dwelling and re-positioning of existing vehicular / pedestrian access with new courtyard and rear raised terrace.

I refer to your consultation dated 16/02/2010 and submission of revised layout plan (Drg. No. 367 / SL02 / Rev B – Dated Oct 2009) in respect of the above.

The proposed access, parking and turning arrangements indicated on the revised layout plan appear adequate.

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

CONDITIONS

1. The proposed access shall be centrally located along the frontage of the property along Wynnstay Lane. The proposed access shall provide visibility splays of 2.4 x 20m to the south and 2.4 x 25m to the north measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.
2. The proposed access shall be a minimum width of 3.0m.
3. The proposed access shall be surfaced using hard bound materials for a minimum distance of 5m behind the highway boundary.
4. No gates shall be erected within 5m of the highway boundary. Any proposed gates shall open into the development site.
5. Parking provision at the proposed development site shall be in accordance with LPGN 16.
6. Suitable turning facilities shall be provided within the curtilage of the site.
7. The dropped kerb vehicular crossing fronting the existing access shall be reinstated to full height footway construction (see note).

REASONS

1. In order to maximise visibility from the proposed access.
2. To ensure the formation of a safe and satisfactory access.
3. To ensure that no deleterious material is carried onto the highway.
4. To ensure the formation of a safe and satisfactory access.
5. To provide for the parking of vehicles clear of the highway.
6. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.
7. In the interests of pedestrian safety.

Supplementary Notes

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

Note to Applicant:

The applicant will need to reinstate the existing dropped kerb crossing outside the property (along Mareillian Avenue) at the existing point of access to full height footway construction and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. The formation of the new access onto Wynnstay Lane could also be included as part of this consent.


Operational Manager Traffic & Transportation