

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/0754	Your Ref:	LG/P/2009/0754
Date:	17 th September 2009		

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

Location: O. S Grid Ref: 424 462, Frog Cottage East, Frog Lane, Worthenbury, Wrexham.
Development: Erection of 2 no. driveway gates, continuation of existing garden wall and associates works.

I refer to your consultation dated 11/09/09 in respect of the above.

The proposed development site is located on the B5069 which is a classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph along this section given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m 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 in accordance with TAN 18.

Visibility at the existing access is inadequate in both directions providing splays of approximately 2.4 x 12m to the west and 2.4 x 72m to the east measured to the nearside edge of the adjoining highway. However, I would recommend that these splays are maintained as a minimum from the existing / proposed access. Any proposed increase in height of the existing boundary walls at the access within these splays shall be limited to a maximum height of 1.0m above the adjoining carriageway.

The existing access is only surfaced with hard bound materials for approximately 3.2m behind the adjoining highway. I would recommend that the access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.

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

CONDITIONS

- Existing visibility splays at the access shall be maintained as a minimum with nothing being erected or planted within these splays in excess of 1.0m in height above the adjoining carriageway.
- The proposed access shall be surfaced using hard bound materials for a minimum distance of 5m behind the highway boundary.

REASONS

1. To ensure that existing visibility splays are maintained at the proposed point of access to the highway.
2. To ensure that no deleterious material is carried onto the highway.

Supplementary Notes

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


Operational Manager Traffic & Transportation