

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0237

Your Ref: P/2010/0237

Date: 14 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2830 5100 Land at Tabor Hill, Coedpoeth

Development: Outline application for residential development

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

The site is located on an unclassified highway subject to a one way traffic regulation order. There is currently inadequate footway provision in the vicinity of the site. There is no existing vehicular access across the frontage of the site.

The junction of Tabor Hill and the A525 High Street to the north is substandard in terms of current highway design standards. Similarly the junction of Tabor Hill and Tudor Street to the south of the site is substandard in highway terms. Any redevelopment of the site must therefore be restricted to ensure that traffic generation along Tabor Hill does not increase and it is considered that the proposed development of two apartments is acceptable.

The proposed 2m footway along the site frontage will provide much improved pedestrian provision along Tabor Hill. The access location is such that a visibility of 2.4 x 33m to the north (the direction of the oncoming traffic) is achievable which is considered to be acceptable. The access should take the form of a dropped crossing rather than a junction with radius kerbs.

Adequate parking is proposed for each dwelling.

I recommend any permission include the following conditions:

CONDITIONS

J28C VISIBILITY SPLAY OF 2.4M X 33M TO THE NORTH

038R The proposed access shall have a visibility splay of 2.4m x 33m in a northerly direction measured to the nearside kerb edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of

use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

NONSTDC FOOTWAY CONSTRUCTION

NONSTDR A 2m wide footway shall be constructed along the full frontage of the site prior to the first use of the development hereby approved, in accordance with details previously submitted to and approved in writing by the local planning authority.

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".



For Operational Manager Traffic & Transportation