

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0214 **Your Ref:** JGK/P/2010/0214
Date: 30th March 2010

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

Location: O.S. Grid Ref: 410 542 Hillcrest, Green Street, Holt, Wrexham.

Development: Erection of dwelling, detached single garage with car port & associated works including demolition and rebuilding part of boundary wall at site access.

I refer to your consultation dated 24/03/2010 in respect of the above.

I have no objections to the proposed development and I would recommend any planning permission include the following conditions:-

CONDITIONS

1. The proposed development site shall be laid out in accordance with the submitted layout plan (Drg. No. 356 017 – Dated March 2010).
2. The proposed shared access shall provide visibility splays of 2.4 x 25m to the north measured to the centreline of the adjoining highway and 2.4 x 33m in the southerly direction measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.
3. No gates shall be erected within 5m of the highway boundary.
4. The proposed shared access shall be surfaced using hard bound materials for a minimum distance of 5m behind the highway boundary
5. Parking and turning provision at the proposed development site shall be laid out in accordance with the submitted layout plan (Drg. No. 356 017 – Dated March 2010).
6. There shall be no development permitted on site until a detailed report which includes an investigation and an assessment of the stability of slopes and existing structures / retaining walls along Green Street have been submitted to and approved by the Local Planning Authority (see note).

REASONS

1. In the interests of highway safety.
2. To ensure that adequate visibility is provided at the proposed point of access.
3. In the interest of safety and free flow of traffic on the adjoining highway.
4. To ensure that no deleterious material is carried onto the highway.
5. To provide for the parking and turning of vehicles clear of the highway.
6. In the interests of highway safety.

Supplementary Notes

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

Note to Applicant

- *Any proposed retaining structures within the development site and along this section of Green Street are likely to require approval from our Operational Manager Engineering Consultancy - Ms. Sharon Stevens. I would recommend that the applicant contacts Ms. Stevens (Tel: 01978 297109) to discuss the details of any proposed retaining structures and modifications to existing retaining walls.*

A handwritten signature in black ink, appearing to read 'MSL', with a small dot at the end.

Operational Manager Traffic & Transportation