

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0222	Your Ref:	LB1/P/2010/0222
Date:	14 TH April 2010		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 345 495 Land at Rubery Way, Caia Park, Wrexham.

Development: Outline application for residential development.

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

The proposed development site is located on Rubery Way which is an unclassified residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph due to the geometry of the road.

Rubery Way already serves 8 no. dwellings, 2 of which having existing access to the rear of their properties onto Rubery Way. Access to their properties runs alongside the proposed development site.

I would recommend any proposed development includes the provision of a suitable turning head constructed to adoptable standards to serve both the existing and proposed dwellings (see note).

I would recommend any proposed development includes the provision of a 2.0m wide footway to an adoptable standard along the entire site frontage providing a continuous link with the existing public footpath running alongside the eastern edge of the development site.

Parking provision at the proposed development site shall comply with the requirements of LPGN 16.

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

CONDITIONS

1. A suitable turning head constructed to adoptable standards shall be constructed along Rubery Way to serve both the existing and proposed dwellings to the satisfaction of the Planning Authority (see note).
2. A 2.0m wide footway shall be constructed to adoptable standards along the entire site frontage providing a continuous link with the existing public footpath running alongside the eastern edge of the development site (see note).
3. Parking provision at the proposed development site shall be in accordance with LPGN 16.

REASONS

1. In the interests of highway safety.
2. In the interest of pedestrian safety.
- 3.. To provide for the parking of vehicles clear of the highway.

Supplementary Notes

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

Notes

- *The proposed turning head and footway should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.*
You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.
The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out
- *Public Footpath No.9 - Wrexham passes alongside the development site and should not be interfered with. I would recommend that the applicant contacts the WCBC Public Rights of Way Section (contact – Sean Hanratty on Tel: 01978 729761) to discuss their proposals.*



Operational Manager Traffic & Transportation