

MEMORANDUM



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

Our Ref: TH/DC/PD/P/2009/0765

Your Ref: P/2009/0765

Date: 16 October 2009

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

Location: **O. S Grid Ref: 2910 4590 Land adjacent to Brynteg, Church Street, Rhosllanerchrugog**
Development: **Demolition of existing store and erection of 3 bedroom dwelling.**

I refer to your consultation dated 16 September 2008 in respect of the above.

The development site is located on a classified highway subject to a 30 mph speed limit. The adjacent road is traffic calmed and a speed survey has revealed 85th percentile vehicular speeds at the site as 24 mph from the south and 26 mph from the north.

Manual for Streets recommends a splay of 2.4 x 32m and 35m respectively.

A minimum x- distance of 2.4m is considered necessary in this instance. Although it is possible to reduce to 2m for a single dwelling, it is only appropriate in some lightly trafficked and slow speed situations.

The submitted plans show that adequate visibility is achievable in a northerly direction but to the south it is only possible to achieve 2.4 x 24m to the nearside kerb edge. This would only be achievable by relocating the existing telegraph pole.

Parking and turning provision for the proposed dwelling is adequate..

Given the shortfall in visibility to the south of the proposed access I recommend the application be REFUSED for the following reasons:

1. It appears impracticable within the curtilage of the site to construct an access with the classified highway Church Street that would provide sufficient visibility for vehicles emerging from the site.

Peter Pearce
For Operational Manager Traffic & Transportation