

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0467	Your Ref:	P/2015/0467
Date:	15 October 2015		

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: Erection of terrace of 3 x 2 bed houses and ancillary parking area

I refer to your revised consultation dated 7 October 2015 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.

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. It is considered that the erection of three dwellings will generate less traffic than its potential under the existing class D1 use.

The proposed 1.8m 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).

Adequate parking is proposed for each dwelling.

I recommend any permission include the following conditions:

CONDITIONS

ZJO7 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJO9 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.1metres.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). 6676 /L (9) 01 Rev F shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NONSTDC NEW 1.8 METRE FOOTWAY

050R Prior to first use of the development a 1.8m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Peter Douthwaite

/s/

Service Manager Environment