

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0477	Your Ref:	MP/P/2012/0477
Date:	10 th July 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 517 Land adjacent to 10 Acton Gate, Acton, Wrexham.

Development: Submission of reserved matters pursuant to outline planning permission P/2010/0937 (Design, Appearance, Landscaping, Access and Layout). Erection of 2 no. dwellings.

I refer to your consultation dated 03/07/2012 in respect of the above.

The development site is located on Acton Gate which is an unclassified residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section given the geometry of the road.

Assuming typical speeds of 25mph, Manual for Streets would normally require any proposed shared access to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

Any proposed shared access shall also provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.

Any proposed shared access shall be a minimum width of 4.5m for at least 5m behind the highway boundary (back of footway) and shall be surfaced with hard bound materials (ie/ bituminous macadam) for at least 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary. The submitted layout plan (Drg.No. N019/005 – Dated April 2012) indicates a proposed shared access which is only 3.6m wide which is considered inadequate. Could you please ask the applicant to provide a revised layout plan indicating an access width of at least 4.5m.

I would recommend that any proposed access takes the form of a dropped kerb vehicular crossing (see note).

As the existing property (no. 10) is proposed to be served off the new shared access, I would recommend that the existing access at the eastern end of the site frontage is permanently closed up with the existing crossing / footway being reinstated to full height footway construction (see note) prior to first occupation of the development site.

There would also appear to be an existing access at the western corner of the site which is served by a dropped kerb crossing. I would recommend that this access is permanently closed up with the existing crossing / footway being reinstated to full height footway construction (see note) prior to first occupation of the development site.

Parking and turning facilities at the proposed development site appear adequate.

I would normally recommend that the application be REFUSED for the following reason:-

The proposed shared access is of inadequate width to serve the proposed development.

However, if the applicant were to satisfactorily address the above issue, then I would recommend that any permission be subject to the following conditions:-

CONDITIONS

- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
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.
- ZJ20**
038R **PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)**
Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centerline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. These splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ11**
039R **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.5 metres.
- ZJ07**
043R **ACCESS SURFACE (5 Metres)**
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.
- ZJ09**
033R **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ13**
026R
E03N **DROPPED KERB VEHICULAR CROSSING**
The vehicular access hereby approved shall take the form of a dropped vehicular crossing.
- NONSTD**
026R
E03N **ACCESSES TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS**
The existing vehicular accesses as shown on the approved plan shall be permanently closed up prior to first use of the new vehicular access hereby approved.

NONSTD FOOTWAY REINSTATEMENT

026R Prior to first use of the development, the highway fronting the existing vehicular
E03N accesses (at the western and eastern corners of the site) to be closed as part of
this application shall be re-instated to full height footway in accordance with
construction details which have been submitted to and approved in writing by the
Local Planning Authority.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing 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.

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.

Supplementary Notes

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

Note:

E03N FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670. Consent (s.184) for closing up the existing accesses will also be required.

P.P. 
Network and Infrastructure Manager

