

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: P/2012/0377

Your Ref: P/2012/0377

Date: 22 June 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3130 4840 Land at Imperial Commercials, Wrexham Road, Rhostyllen

Development: Outline application for residential development (up to 22 dwellings) with access onto the Plas Grono Road

I refer to your consultation dated 29 May 2012 in respect of the above.

The development site is located at the junction Wrexham Road and Plas Grono Road – both classified highways subject to a 30mph speed limit.

The existing site has a frontage used for the parking and sales of HGVs with direct vehicular access on to Wrexham Road. There is also an access for general operational use on Plas Grono Road.

The existing site generates a significant number of vehicles, particularly HGVs.

The applicant has submitted a TRICS data report to demonstrate that the proposed use of the site for 22 residential dwellings will actually generate fewer vehicles than the existing use; I confirm that I agree with the findings contained within this report.

The site will however generate increased pedestrian traffic in the vicinity of the site.

Although there is a current planning permission on neighbouring land which requires junction improvements at the Wrexham Road / Plas Grono Road junction, there is no certainty that this scheme will ever be implemented. It is therefore considered necessary that a scheme of pedestrian improvements be conditioned in the locality.

The original planning application on this site was refused by planning committee due to the inadequacy of the pedestrian facilities within the vicinity of the site. Since that time the Network and Infrastructure Manager has indentified a potential source of funding that could be used to contribute towards the provision of a signalised pedestrian crossing. The applicant has now offered a financial contribution of £10,000 towards the cost of providing that crossing.

Visibility at the site access will be marginally below recommended standards but given that the proposed scheme will actually reduce traffic generation it is considered that the access is acceptable.

The existing dropped kerb access along the full frontage of the site on Wrexham Road will need reinstating to full height. A 3m wide footway width is required along this frontage to ensure its width is concurrent with the Watkin Jones site 50m west of the site.

The proposed footway along Plas Grono Road will enhance pedestrian provision. Given the gradient of the site I presume a retaining wall will be required at the rear of the footway. The design of any retaining wall will require preliminary Highway Authority approval. There are Telegraph poles and manholes within the area to become footway which will require relocating or dropping as appropriate.

I recommend that any permission should include the following conditions:

CONDITIONS

NONSTDC NO ACCESS

026R There shall be no means of vehicular access to the development from Wrexham Road

NONSTDC FOOTWAY REINSTATEMENT

026R
E03N Prior to first use of the development, the footway fronting the site on Wrexham Road shall be re-instated to full height in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority.

ZJ35 NEW 2.0 METRE FOOTWAY

050R Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage of the site on Plas Grono Road in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

NONSTDC FOOTWAY / CYCLEWAY

051R Prior to first use of the development a 3.0 metre wide footway shall be provided along the site frontage with Wrexham Road in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

NONSTDC S106 CONTRIBUTION

026R The developer will pay a contribution of £10000 towards the cost of a providing a new pedestrian crossing in the vicinity of the site.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R
E06N

- E07N No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:
- Detailed layout, design, drainage and construction of the proposed internal estate road.
- The scheme as is approved shall be fully implemented prior to first use of the development.
- 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.

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

Peter Donmwaife

P.P. Network and Infrastructure Manager

