

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0048	Your Ref:	SJG/P/2010/0048
Date:	2 nd February 2010		

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

Location: O. S Grid Ref: 341 528 65 Smithy Lane, Acton, Wrexham.

Development: Side and front extension and erection of outbuilding for storage.

I refer to your consultation dated 25/01/2010 in respect of the above.

The proposed development site is located off Smithy Lane. This section of Smithy Lane is unclassified being subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 15 – 20mph along this section given the geometry of the road.

I understand that the existing property has 4 no. bedrooms and currently provides 2 no. off road parking spaces (including the garage). However, it would appear that only the single space on the driveway is utilised at present and all other vehicles typically park on the highway outside the property close to the junction with Ffordd Llywelyn which is considered unacceptable.

As the proposed development will result in the loss of the garage space with the increase in bedrooms from 4 to 5, I would recommend that the proposed driveway is modified to accommodate at least 3no. vehicles (ie/ minimum of 7.2m wide and 5m deep behind the back of footway). This will reduce the need for vehicles to park on the adjoining highway close the junction with Ffordd Llywelyn.

In order to accommodate such a driveway, the applicant will need to widen the existing dropped kerb crossing outside the property including the strengthening of the footway at the point of access and will need to apply for formal consent pursuant to s.184 of the Highways Act 1980 (see note).

I would recommend that the proposed driveway provides 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. This is likely to require modifications to the existing conifer hedgerow on the western side of the proposed driveway.

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

CONDITIONS

1. The proposed driveway shall 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.
2. Parking provision at the proposed development site shall be in accordance with LPGN 16 providing a minimum of 3 no. off street parking spaces.

REASONS

1. In the interests 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 to applicant

- the applicant will need to widen the existing dropped kerb crossing outside the property including the strengthening of the footway at the point of access and will need to apply for formal consent pursuant to s.184 of the Highways Act 1980. Please contact Steve Jones on Tel: 01978 297158 to arrange consent.


Operational Manager Traffic & Transportation