

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0054	Your Ref:	DSW/P/2010/0054
Date:	4 th February 2010		

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

Location: O. S Grid Ref: 409 537 Academy Garage, Castle Street, Holt, Wrexham.
Development: Erection of 4 no. dwellings – Change of house types approved under code no. P/2004/0154.

I refer to your consultation dated 26/01/2010 in respect of the above.

The proposed development site is located on Castle Street which is a classified road subject to a 30mph speed limit.

I understand that the site layout was previously approved under planning consent ref: P/2004/0154.

As the proposed access road serving the development site does not comply with adoptable standards, it is assumed that the extent of adoption will remain in line with the back of the footway across the proposed access.

As the existing footway fronting the development site is currently served by a dropped kerb which previously served as access to the garage forecourt, I would recommend that this footway is reinstated to full height footway construction (see note). The proposed access itself will need to incorporate appropriate dropped kerbs and tactile paving in line with the back of the footway to the satisfaction of the Highway Authority.

No private surface water shall be permitted to flow from the development site onto the adjoining highway. I would recommend that an Aco drain or similar is constructed across the proposed access to intercept any such run off.

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

CONDITIONS

1. The existing footway fronting the development site shall be reinstated to full height footway construction to the satisfaction of the Highway Authority (see note).
2. The proposed access shall incorporate appropriate dropped kerbs and tactile paving in line with the back of the footway to the satisfaction of the Highway Authority (see note).

3. No private surface water shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the proposed access to intercept any such run off.

REASONS

1. In the interests of pedestrian safety.
2. To ensure the formation of a safe and satisfactory access and In the interests of pedestrian safety.
3. In the interests of highway safety.

Supplementary Notes

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

Notes to applicant

- The proposed footway reinstatement should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.278 of the Highways Act 1980.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

- The proposed tactile paving shall be 1200 x 1200mm (using 400 x 400mm units) laid out in line with the back of the footway.


Operational Manager Traffic & Transportation