

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2009/0735

Your Ref: P/2000/0735

Date: 26 February 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3140 5130 Former Gatewen Colliery

Development: Submission of reserved matters.

I refer to your consultation in respect of the above site.

Following extensive consultation in respect of the highway layout of the proposed site it is now considered acceptable subject to minor revisions being made to a number of the turning heads.

Visibility at all accesses and junctions must be maintained in perpetuity and to ensure that this is achievable it is proposed that visibility splays crossing the garden area fronting plots 24 and 25 will be adopted as highway under a Section 38 agreement. When the applicant submits landscaping details it is imperative that any trees or planting areas do not affect visibility.

There is a shortfall of parking spaces on the maximum standards required by LPGN no 16; however it has been determined at previous planning appeals that it is inappropriate to apply these as minimum standards.

Given previous planning appeal decisions on car parking standards I consider that a recommendation for refusal on the grounds of inadequate parking is unjustifiable.

The roundabout and traffic calming works at the site access has been fully assessed by WCBC engineers and is considered acceptable. The applicant is entering into a Section 278 / 38 agreements to ensure the works are undertaken to the appropriate standards.

The traffic generation assessment submitted with the application concluded that the predicted level of traffic will be significantly below the 180 trips set by planning condition no. 24 of P/2007/700. The assessment has been thoroughly checked by WCBC officers and the assessment is considered acceptable.

The developer is to contribute a figure of £25000 towards improved bus services in the proximity of the site. This is a reduced figure on that originally agreed in the

outline planning permission but one which has been agreed with our transport department.

The developer is contributing a significant amount of money to ensure the site is accessible on foot from the local facilities.

I therefore consider that the application is acceptable subject to some minor amendments to turning heads.

CONDITIONS

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across any access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

043R Each proposed access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

J45C VEHICLE PARKING AND TURNING AREAS

035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

NONSTDC NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

026R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

NONSTDC BUILT IN ACCORDANCE WITH PLAN

026R The access to the development shall be constructed in accordance with the approved plan. (subject to acceptable turning head revisions)

NONSTDC CONSTRUCTION OF ESTATE ROADS

026R The detailed layout, design, drainage and construction of the internal estate roads shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority prior to commencement of any site works.

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".

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

N08N

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a new roundabout and access road intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the highway authority and confirmed as acceptable BEFORE development commences.

Please contact:

The Operational Manager Traffic & Transportation, Crown Buildings, Chester Street, Wrexham. LL13 8BG. telephone: 01978 292000

Technical approval for any construction works affecting any existing retaining walls supporting the highway or any change of use of the land supported by any existing retaining wall in relation to structural stability will be required under the provisions of the Highways Act 1980. You must submit further details prior to undertaking any construction on site.

For Operational Manager Traffic & Transportation