

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/1007

Your Ref: P/2009/1007

Date: 21 December 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3040 5330 Land at Gwallia Road, Pentre Broughton
Development: Erection of 2 no. 2 bedroom units and 2 no. 1 bedroom units
(amendment to previously granted under code no P/2008/0066)

I refer to your consultation dated 14 December 2009 in respect of the above.

The development site is situated on a classified road subject to a 30mph speed limit although I would estimate typical vehicle speeds from the south at around 25mph due to the geometry of the road.

Manual for Streets recommends visibility splays from the proposed point of access of 2.4 x 56m to the north and 2.4 x 33m to the south which are achieved from the site access.

Two of the six proposed parking spaces (nos. 5 & 6) parallel to the building are considered unacceptable. I would suggest the applicant deletes these two proposed spaces from the application.

Although this will result in a shortfall on the maximum standards required by LPGN no 16, 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.

I recommend any permission include the following conditions.

CONDITIONS

NONSTDC VISIBILITY SPLAY OF 2.4M X 33M

038R The proposed access shall have a visibility splay of 2.4m x 33m in a southerly direction measured along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of

use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

NONSTDC VISIBILITY SPLAY OF 2.4M X 56M

038R The proposed access shall have a visibility splay of 2.4m x 56m in a northerly direction measured along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

NONSTDC ACCESS WIDTH & SURFACE

043R The access shall be a minimum 4.5m width and be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

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 the access within 5 metres of the boundary of the highway.

J45C VEHICLE PARKING AND TURNING AREAS

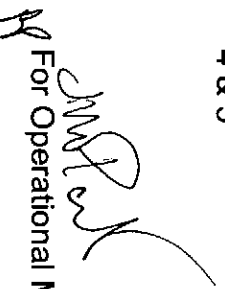
035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

NONSTD NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

NONSTD 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.

SUPPLEMENTARY NOTES

The applicants' attention should be drawn to the following supplementary notes: 1, 3, 4 & 5


For Operational Manager Traffic & Transportation