

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/1030

Your Ref: P/2009/1030

Date: 21 January 2010

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

Location: O. S Grid Ref: 2960 4710 Land off North Road, Ponciau

Development: Submission of reserved matters pursuant to outline planning permission code no. P/2007/1016 granted October 2007 in respect of siting, design, external appearance, means of access and landscaping – residential development (erection of 17 dwellings)

I refer to your consultation dated 23 December 2009 in respect of the above.

Condition 4 of the outline planning permission required full details of the siting, design and construction of the proposed access road.

The applicant has submitted Section 38 construction details previously to the highway department in order to ensure that an appropriate legal agreement is entered into prior to any construction being undertaken on site. The details they submitted have been approved in principle subject to some minor street lighting and drainage issues.

Each of the existing and approved dwellings is adequately served by the proposed road. I note however that condition 4 referred to an access road being provided to the land to the north of that covered by this planning permission. The submitted plans indicate that the road will terminate approximately 8m from that land.

Whilst the submitted plans meet with highway authority requirements in terms of design and construction, the road itself should be extended up to the northern boundary of the site in order to comply with Condition 4.

Condition 11 requiring visibility of 2.4 x 26m at the junction of the proposed road with North Road can be adequately achieved.

I recommend any permission include the following conditions:

CONDITIONS

NONSTDC ANY ACCESS ON TO ACCESS ROAD

026R Any proposed access on to the main spine road shall provide:

Minimum 4.1m width for any access serving more than one dwelling
Hard surface for 5m behind highway boundary
Visibility splays of 2.4 x 25m in both directions to the nearside kerb edge
No surface water shall be allowed to discharge on to the highway
No gates within 5m of the highway boundary.

SUPPLEMENTARY NOTES

The applicants' attention should be drawn to the following supplementary notes: 1,2
3, 4 & 5

Public footpath no. 23 (Rhoslanerchrugog)


For Operational Manager Traffic & Transportation