

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0985

Your Ref: P/2009/0985

Date: 18 December 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2785 4305 King Street, Acrefair

Development: Erection of 2 no. semi detached dwellings with parking to rear.

I refer to your consultation dated 3 December 2009 in respect of the above.

The site will have access onto a proposed new access road intended to serve a previously approved development of 9 dwellings.

Lateral visibility of vehicles on the highway is concurrent with MfS recommendations. However it would appear that pedestrian visibility is obstructed by the 1.8m high boundary fence to the east (marked 4 on the submitted plan) It is unclear from the plan whether pedestrian visibility is affected by the boundary treatment to the west.

It would appear possible to provide pedestrian visibility and this can be secured by a suitably worded condition.

The schedule of enclosures point 1 refers to access gates along the front boundary. Any gates along this frontage should not open into the highway. Given that there appears to be very little space to open a gate into the site it may be preferable to delete the proposal to erect gates.

Parking provision is below LPGN 16 recommendations but given the proximity of local facilities and the regular bus service on Llangollen Road I consider the level of proposed parking is acceptable in this instance.

I recommend any permission include the following conditions.

CONDITIONS

NONSTDC VISIBILITY SPLAY OF 2.0M X 15M

038R The proposed access shall have a visibility splay of 2.0m x 15m in an easterly 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 2.0M X 25M

038R The proposed access shall have a visibility splay of 2.0m x 25m in a westerly 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.

J28CA VISIBILITY SPLAY (FOOTWAY SAFETY)

031R From a point on the centre line of the access 2.4 metres back from the edge of the footway, to points 3.3 metres to both sides of that point measured along the edge of the carriageway, all obstructions to visibility shall be reduced to and thereafter maintained at a height not exceeding 0.6 metre above the level of the adjacent carriageway.

J33C ACCESS HARD SURFACED

043R The access shall 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.

J01C PARKING AND MANOEUVRING TO BE KEPT CLEAR

026R The areas indicated for vehicular manoeuvring space and parking on the approved drawing No. 209 102 shall at all times be kept free of obstruction and be available solely for those purposes.

SUPPLEMENTARY NOTES

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



For Operational Manager Traffic & Transportation