

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/1022	Your Ref:	MP/P/2009/1022
Date:	12 th January 2010		

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

Location: O. S Grid Ref: 351 491 Land to rear of nos. 3 to 11 Tan y Coed, Wrexham.
Development: Proposed off street car park.

I refer to your consultation dated 23/12/2009 in respect of the above.

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

Any proposed access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height in accordance with Manual for Streets.

Any proposed access shall be a minimum width of 4.5m.

Parking and turning provision within the curtilage of the development site appears adequate. However, I would recommend that at least 1 no. parking space is provided to mobility standards.

I have no objections to the proposed development and would recommend that any permission include the following conditions:-

CONDITIONS

1. The proposed access shall provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height in accordance with Manual for Streets.
2. The proposed access serving the development site shall be a minimum width of 4.5m.
3. Parking at the proposed development site shall comply with the requirements of LPGN 16.
4. A suitable turning facility shall be provided / maintained within the curtilage of the site.

REASONS

1. To ensure that adequate visibility is provided at the proposed point of access to the highway.
2. To ensure the formation of a safe and satisfactory access.
3. To provide for the parking of vehicles clear of the highway.
4. To ensure that reversing by vehicles into and from the highway is rendered unnecessary 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.

Note

The proposed tactile paving shall be a minimum of 1200 x 1200mm (400mm units) in line with the back of the footway.

JMR only

R Operational Manager Traffic & Transportation