

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/1015	Your Ref:	SEH/P/2009/1015
Date:	8 th January 2010		

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

Location: O. S Grid Ref: 390 457 1 Friars Court, Bangor on Dee, Wrexham.
Development: Detached dwelling and garage.

I refer to your consultation dated 18/12/09 in respect of the above.

The proposed development site is located on Friar's Court which is an unclassified residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph along this section given the geometry of the road.

I would recommend that any proposed driveways are a minimum width of 3.0m and shall be surfaced using hard bound materials for a minimum distance of 5m behind the highway boundary. The existing dropped kerb fronting the development site will need to be widened to serve the existing dwelling and a new dropped kerb vehicular crossing will be required for the proposed dwelling for which s.184 consent will be required (see note).

I would recommend that both access points provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.

Parking provision at the proposed development site shall comply with the requirements of LPGN 16 for both the existing dwelling (4 bedrooms) and the proposed dwelling (2 bedrooms).

I would therefore recommend that any permission include the following conditions:-

CONDITIONS

1. The proposed access points / driveways serving the existing / proposed dwellings shall be a minimum width of 3.0m.
2. The proposed access points / driveways serving the existing / proposed dwellings shall be surfaced using hard bound materials for the first 5m behind the highway boundary.
3. Both access points shall provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.

4. Parking provision at the proposed development site shall be in accordance with LPGN 16 for both the existing dwelling and the proposed dwelling.

REASONS

1. To ensure the formation of a safe and satisfactory access.
2. To ensure that no deleterious material is carried onto the highway.
3. In the interest of pedestrian safety.
4. To provide for the parking of vehicles clear of the highway.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Note

The applicant will need to construct a dropped kerb crossing to serve the new property and widen the extent of dropped kerb crossing outside the existing property including strengthening of the footway at the points of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

JMR

Operational Manager Traffic & Transportation