

MEMORANDUM



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

Our Ref: TH/DC/PPD/2009/1001

Your Ref: P/2009/1001

Date: 07 January 2010

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

Location: O. S Grid Ref: 3140 5130 Former Gatewen Colliery, Gatewen Road, New Broughton

Development: Temporary access to facilitate site enablement works for a maximum of 6 months

I refer to your consultation dated 10 December 2009 in respect of the above.

The development site is situated on a classified highway subject to only to the national speed limit although typical vehicular speeds are considered to be less than this.

The access is required to negate the need for construction vehicles to use Gatewen Lane which has poor visibility sight lines on to Gatewen Road. I understand from preliminary discussions that once the construction vehicles are on site that the only use of the access is likely to be the workmen arriving and leaving the site.

The proposed access provides visibility splays of 70m to the west and 120m (centre line) to the east which are considered to be adequate for the intended use of the site.

A suitable signing scheme to highlight the temporary access will be agreed with the Councils Streetworks Manager prior to construction of the access.

I recommend any permission include the following conditions:

CONDITIONS

J28C VISIBILITY SPLAY OF 2.4M X 70M

038R The proposed access shall have a visibility splay of 2.4 x 70m in both directions 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.

J33C ACCESS HARD SURFACED

043R The access shall be hard surfaced for a distance of 20m behind the highway boundary before the development is brought into use.

NONSTDC SCHEME OF ADVANCE WARNING SIGNS

026R A scheme of advanced warning signs shall be erected in accordance with details to be submitted to and approved in writing by the Local Planning Authority before the use is first commenced.

NONSTDC GRADIENT OF ACCESS

026R The gradient of the access from the edge of the existing carriageway for a minimum distance of 10m shall be no greater than 1 in 10.

E06C NO GATES WITHIN 10 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 10 metres of the boundary of the highway.

NONSTD NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

NONSTD R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, 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.

Note to Applicant

It is important that the construction and use of the access does not result in mud or detritus being deposited on the adopted highway Gatewen Road. You are advised to take adequate measures to prevent this.

SUPPLEMENTARY NOTES

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

PROW no 36 crosses /abuts the site



For Operational Manager Traffic & Transportation