MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/PP/P/2024/1056 Res(2)	**Your Ref:**	P/2024/1056
Date:	13/09/2024		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CODI ANNEDD GYDA GAREJ AR WAHÂN / ERECTION OF DWELLING WITH DETACHED GARAGE

LOCATION: LAND ADJACENT TO THE BROW, WREXHAM ROAD, OVERTON, WREXHAM, LL13 0HF

I refer to your consultation / email dated 12/09/2024 including revised layout plan (Drg. No. ST01 Rev A) and further information from the applicant in respect of the above.

Access

The proposed development site is located on the A539 Overton Road which is a classified road subject to a 20mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m 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.

Visibility splays in excess of 2.4 x 25m measured to the nearside edge of the adjoining highway in both directions from the existing shared access are achievable subject to the regular maintenance of the grass verge in the westerly direction.

The submitted layout plan indicates the construction of a 4.1m wide access located more than 5m behind the adjoining highway off the existing shared access / hardstanding.

The Local Highway Authority (LHA) recommend the existing access / hardstanding (unadopted) is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. The applicant will require s.184 consent from the Council to carry out this work. An Aco rain or similar will be required across the access to intercept any private surface water run-off.

Parking & Turning Provision

In terms of parking and turning provision at the development site, the LHA comment as follows:-

The LHA recommend the provision of 4 parking spaces in accordance with LPGN 16 maximum requirements. The revised layout plan (Drg. No. ST01 Rev A) indicates the provision of four parking spaces within the hard surfaced driveway plus turning which is considered acceptable.

There would appear to be an informal parking space on the eastern side of the existing hardstanding area / access. The applicant has confirmed that the land where the informal parking space sits is owned by the applicant and they allow the parking to occur on an informal agreement basis. The access proposals do not impact on the telegraph pole and would still allow this informal arrangement to occur to the left of the telegraph pole (which is ample room). The proposals do not affect the ability of 15 Wrexham Road to utilise the informal space and it is not intended to either formalise or alter the current arrangement. Providing this parking provision is maintained in perpetuity for use by the property - 15 Wrexham Road, then the LHA would raise no objections.

The LHA have no objections in principle to the proposed development. If the application is supported I would recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 **GENERAL LAYOUT**
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. **----------.**

ZJ15 **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ38 **PAVEMENT CROSSING**
026R Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

ZJ07 **ACCESS SURFACE (5 metres)**
043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ46 **NO PRIVATE SURFACE WATER RUN OFF**
026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

FOOTWAY CROSSING LICENCE
A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to surface the existing shared access. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Appendix

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. *Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
2. *Use of a parking space for a set down/delivery area;*
3. *Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);*
4. *If any lane closure or obstruction of the highway is required for a crane or similar;*
5. *Protection against dust and debris blowing onto the public highway*
6. *Construction traffic parking locally avoiding nuisance to others;*
7. *If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
8. *Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*
9. *A section 278 agreement works agreement is required for more significant alterations to the existing highway*
10. *Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
11. *For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*

    - *No surface water from the applicants site should be allowed to drain onto the public highway,*
    - *The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.*
    - *No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

    **The hard paved length and set back if required is subject to the applicants proposed vehicular length*

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated

separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.



On behalf of Chief Officer, Environment & Technical