

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Head of Environment and Planning
Our Ref: ET/DC/PP/P/2021/0951 **Your Ref:** BB/P/2021/0951
Date: 14th October 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 356 552 Land adjacent to Quarry Rig, Pant Lane, Gresford, Wrexham.

Development: Erection of dwelling.

I refer to your consultation / email dated 07/10/2021 in respect of the above.

Access

The development site is located on Pant Lane which is a classified road subject to a 30mph speed limit.

Manual for Streets would normally require any proposed access to provide visibility splays of 2.0 x 56m 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.

Any proposed access would also need to 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.

The submitted Site Plan (Drg. No. 050) and Visibility Splay Plan (Drg. No. 06) indicate the formation of a 4m wide access providing splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway. Pedestrian visibility splays are also indicated. The proposed access arrangements appear awkward. In order to provide 3 parking spaces at the property, it would seem a better option to provide a 7.2m wide access with 3 parking spaces located side by side. The applicant will need to apply to the Council for s.184 consent to construct such an access. **I would recommend that the applicant provides a revised layout plan indicating this detail (including required visibility splays).**

Any proposed access shall be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. The submitted layout plan indicates gates setback just behind the back of footway. No gates shall be erected within 5m of the highway boundary (back of footway).

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.

Parking and Turning Provision

Parking and turning provision at the proposed development site shall be in accordance with LPGN 16. LPGN 16 does not include garages as contributing to parking provision. The proposed access / parking arrangements appear awkward. In order to provide 3 parking spaces at the property, it would seem a better option to provide a 7.2m wide access with 3 parking spaces located side by side. **I would recommend that the applicant provides a revised layout plan indicating this detail**

I await the requested information.

Supplementary Notes

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

Notes

E05NA 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 lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in black ink, appearing to be 'R. Jones' or similar, written in a cursive style.

Chief Officer, Environment & Technical