

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Tyler Fox
Our Ref:	ET/DC/PP/P/2023/0665	Your Ref:	P/2023/0665
Date:	09/01/2024		

TOWN AND COUNTRY PLANNING ACT 1990

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PARCIO ODDI AR Y FFORDD / CONSTRUCTION OF A NEW ACCESS OFF A CLASSIFIED
HIGHWAY TO CREATE OFF ROAD PARKING**

69 PRICES LANE WREXHAM

Grid Ref: E 333485 N 351327

I refer to your consultation / email dated 4/12/2023 in respect of the above.

Access

The proposed development site is located on Prices Lane which is a busy classified road subject to a 20mph speed limit.

Any existing / proposed access in this location would normally require visibility splays of 2.4 x 25m in both directions measured to the nearside edge.

The submitted layout plan does not indicate the proposed visibility splays from the proposed access. **I would recommend that this detail is provided.**

It is not clear from the submitted layout plan how a vehicle will park at the property ie/ alongside the western boundary of the site or parallel to the property frontage. I would request further clarification on this detail. Parking provision at 90° to the property frontage normally requires a minimum depth of 5m. Such depth only appears available alongside the western boundary of the site not in front of the property itself (only 3.6m depth available). However, parking alongside the property would result in a parked vehicle having to reverse out onto the classified road with restricted visibility due to the hedgerow fronting the adjoining property which is far from ideal. Properties fronting classified roads are normally required to provide adequate turning provision within the curtilage of the site.

However, there are a number of properties along Price's Lane that have existing driveways that do not meet current highway standards. It would appear possible to park one vehicle parallel to the property. If the application is supported, I would recommend that a single parking space is provided parallel to the existing property with a dropped kerb vehicular access provided across the entire site frontage (s.184 consent will be required to construct such an access). This would have the benefit of providing off road parking which is not currently available and maximizing visibility in both directions. This would require the removal of the entire hedgerow currently fronting the property.

The proposed development would provide 1 no. off road parking space at the property which would potentially reduce the demand for on-street parking along Prices Lane.

Any such driveway would require surfacing with hard bound materials for a minimum distance of 5m behind the adjoining highway.

No private surface water is permitted to flow onto the adjoining highway. An Aco drain or similar will be required where the access / driveway falls towards the highway.

No gates shall be erected within 5m of the adjoining highway (preferably no gates).

Could you please ask the applicant to indicate / annotate the above detail on a revised layout plan.

As an alternative, the applicant could consider providing off street parking off the rear garden area with improvements off the unclassified service road to the rear of the property.

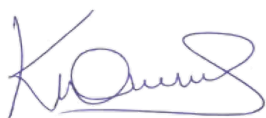
Supplementary Notes

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 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.



Chief Officer, Environment & Technical