

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Tyler Fox
Our Ref:	ET/DC/PP/P/2023/0883	Your Ref:	P/2023/0883
Date:	17/01/2024		

TOWN AND COUNTRY PLANNING ACT 1990

**DYMCHWEL Y GAREJ A'R ESTYNIAD CEFN PRESENNOL A CHODI ESTYNIAD UN
LLAWR YNG NGHEFN YR ADEILAD I GREU ANECS / DEMOLITION OF EXISTING
GARAGE AND EXISTING REAR EXTENSION AND ERECTION OF SINGLE STOREY
REAR EXTENTION TO CREATE GRANNY ANNEXE**

61 BORRAS ROAD WREXHAM

Grid Ref: E 334595 N 351226

I refer to your consultation / email dated 08/01/2024 in respect of the above.

Access

The proposed development site is located on Borrass Road which is a classified, residential road subject to a 20mph speed limit.

Based on typical speeds of 20mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.0 x 25m in both directions measured to the nearside edge the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access serving the development site is adequate providing splays in excess of 2.0 x 25m in both directions.

The existing access serving the development site is 3.4m wide The existing parking area fronting the site is surfaced with loose bound materials ie/ gravel. I would recommend the access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.

Parking Provision

There would appear to be adequate parking (3-4 cars) within the curtilage of the development site.

I assume that the proposed extension (annexe) will be ancillary to the main dwelling which is assumed not to generate any significant increase in vehicle movements.

I therefore have no objections to the proposed development and recommend any permission include 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. -----.

NONSTD ANCILLARY ACCOMMODATION

038R The proposed development shall be ancillary to the existing dwelling.

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.

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 from 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.

A handwritten signature in blue ink, appearing to read 'K. Jones', is positioned above the title.

Chief Officer, Environment & Technical