

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0756 Res(2)	Your Ref:	P/2023/0756
Date:	01/03/2024		

TOWN AND COUNTRY PLANNING ACT 1990

DYMCHWEL GAREJIS PRESENNOL, CODI ANNEDD A CREU MYNEDIAD NEWYDD I GERBYDAU / DEMOLITION OF EXISTING GARAGES, ERECTION OF DWELLING AND FORMATION OF NEW VEHICULAR ACCESS

INGLEDENE WYNNSTAY LANE MARFORD WREXHAM

Grid Ref: E 335821.85 N 355228.39

I refer to your consultation / email dated 27/02/2024 including Design & Access Statement 2 and revised plans (Drg. Nos. L01 Rev D & 0006-01-ATR01A) in respect of the above.

Access

The proposed development site is located on the B5445 Chester Road which is a classified road currently subject to a 20mph speed limit.

Any proposed / existing access in this location would normally require visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The revised layout plan (Drg. No. L01 Rev D) indicates visibility splays from the proposed access of 2.4 x 25m in both directions measured to the nearside edge which is considered adequate

Providing adequate visibility from a new access onto Chester Rd would require lowering the existing boundary wall / fence which has been indicated on the revised layout plan.

The formation of an access in this location would require s.184 consent from the Highway Authority. Given the busy nature of the footway and its proximity to the nearby school / nursery / mini-market, public house, I would normally recommend that any proposed access provides pedestrian visibility. Pedestrian visibility splays are measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. This detail has been indicated on the revised layout plan with the proposed access onto Chester Road being 6.8m wide which is considered adequate.

Any proposed access of this nature would normally require the following:-

- Access surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.
- No gates within 5m of the highway boundary (preferably no gates).
- An Aco drain or similar to intercept any private surface water run-off where the access / driveway falls towards the highway.

Parking and Turning Provision

In terms of parking provision at the proposed development site, I comment as follows:-

Existing Parking & Turning Provision

The property is a detached 3 bedroom dwelling which would normally require a maximum of 3 parking spaces in accordance with LPGN 16. Turning provision would also normally be required where a property accesses onto a classified road.

The existing property only appears to have 1 parking space at the side of the property on a single driveway. The two existing garages at the side of the property appear to small / confined to accommodate any parking.

Proposed Parking & Turning Provision

The revised layout plan indicates a new access serving the existing property onto Chester Road with a driveway providing 3 no. parking spaces.

The revised plan (Drg. No. 0006-01-ATR01A) indicates swept path in / out movements of a car from / to the individual parking spaces. The submitted swept path details along with the proposed 6.8m wide access are considered acceptable.

The submitted layout plan indicates a proposed 2 bed dwelling to the rear of Ingledene with 2 no. parking spaces. These spaces would access / reverse onto a short section (now blocked off to through traffic – Wynnstay Lane) which is a frequently used pedestrian route to the zebra crossing on Chester Road. There is little footway provision along this section and visibility (to pedestrians) from the proposed access points has been improved from the existing arrangement which is beneficial in highway safety terms. Public Right of Way (PROW no. 6 – Marford & Hoseley) passes along this section of Wynnstay Lane. **I would recommend that you / applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761**

Comments from WCBC Road Safety Team (received 17-11-23)

On behalf of the Road Safety Team I have been asked to comment on the New development of Ingledene which is off the B5445 at Marford Hill. Where the stopped up Highway (Wynnstay Lane) is I can see that the footpath does have a pinch point as it is on a route from the local School (The Roft) I would be very concerned that children would have to use the road remembering that vehicles would also park at School Times.

To the front of the Development on the B5445 again the footpath is narrow knowing the use of the footpath due to the Public house, and local Co-op again there should be enough room for the use of a push chair and/or two way pedestrian movement.

I must also point out that I have received from the local Community Council and local Member complaints about vehicles not stopping when pedestrians are on the Zebra crossing.

I hope this points out some concern from a Road Safety point of view.

Active Travel

I would recommend that you / the applicant liaises with our Strategic Transport Manager – Gwen Thomas on Tel: 01978 729667 (or email: gwen.thomas@wrexham.gov.uk) in respect of any specific requirements for the proposed development (eg/ access layout, road markings, cycle paths, cycle parking, potential financial contributions in respect of Active Travel improvements eg/ this could be conditioned via a s.106 agreement) that may be required under the Active Travel Act Guidance. **Any such modifications should be referenced / indicated on a revised layout.**

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. @@@

NONSTD VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE) 038R CHESTER RD ACCESS

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 near side 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 near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD PEDESTRIAN VISIBILITY SPLAY - FOOTWAY SAFETY (BOTH ACCESS POINTS) 038R

Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access points 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD NO GATES TO BE ERECTED (BOTH ACCESS POINTS) 033R

There shall be no gates or other means of enclosure across the vehicular access points.

NONSTD	ACCESS SURFACE - 5 metres (BOTH ACCESS POINTS)
043R	Prior to first use of the vehicular accesses hereby approved, the accesses shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
NONSTD	NO PRIVATE SURFACE WATER RUN OFF (BOTH ACCESS POINTS)
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 accesses to intercept any such run off prior to first use of the development.
ZJ45	CONSTRUCTION TRAFFIC MANAGEMENT PLAN
026R	No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Supplementary Notes

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

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.

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

Chief Officer, Environment & Technical