

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sarah Brett
Our Ref:	ET/DC/PP/P/2024/0054	Your Ref:	P/2024/0054
Date:	29/02/2024		

TOWN AND COUNTRY PLANNING ACT 1990

CODI GAREJ/GWEITHDY DEULAWR / ERECTION OF TWO STOREY GARAGE/WORKSHOP

GROVE COTTAGE WREXHAM ROAD MARCHWIEL WREXHAM

Grid Ref: E 335273 N 348158

I refer to your consultation / email dated 09/02/2024 in respect of the above.

The proposed development site is located on the A525 Wrexham Road which is a classified road currently subject to a 20mph speed limit.

Assuming speeds of 20mph, any proposed / existing access in this location 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 accordance with Manual for Streets.

Visibility from the existing access is adequate in the southerly direction providing a splay in excess of 2.4 x 25m. However, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 10m measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing hedgerow in the northerly direction.

I would normally therefore be unable to support any proposed development that is likely to result in any significant increase in vehicle movements through this substandard access.

The existing access serving the development site is 3.6m wide. The existing access is gated approximately 4.1m behind the adjoining carriageway and is paved with hard bound materials.

There would currently appear to be adequate parking (up to 6 cars) and turning space within the curtilage of the development site. Parking within the proposed garage / workshop is not considered to be contributing to parking provision under LPGN 16 guidance. However, there would appear to be adequate parking & turning provision provided at the site if the application is supported.

I would suggest the applicant considers carrying out improvements to visibility at the site ie/ to provide a 2.4 x 25m splay in the northerly direction, setting gates back at least 5m behind the highway boundary and widening of dropped kerb on northern side of access (s.184 consent required).

I understand that the proposed workshop is for the applicants to carry out hobbies and diy projects. Provided this to be the case, it is assumed the proposed development will not generate any significant increase in vehicle movements. **I assume that a condition will be included that limits the workshop to personal / ancillary use and not business use.**

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 WORKSHOP FOR PRIVATE USE

026R The garage / workshop shall not be used for any commercial or business purposes.

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 written over a horizontal line.

Chief Officer, Environment & Technical