

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2022/0971	FAO:	Sharon Holman
Date:	23 May 2023	Your Ref:	P/2022/0971

ERECTION OF DWELLING

3 - 4 WILLOW COTTAGES GLANLLYN ROAD BRADLEY

Grid Ref: E 332400.1 N 353754.78

Further to your email dated 20/04/2023 in respect of the above, see comments as follows:-

The planning application is for the erection of a single dwelling to the rear of 3-4 Willow Cottages, Glan Llyn Road, Bradley, Wrexham, LL11 4AY. In the previous Highways response dated 09/12/2022, in response to a revised layout plan (Dwg. no. PL09 Rev X) submitted on 06/12/2022 by the applicant, the following comments were made:

- *"The existing brick pillar would need to be retained to protect the existing lighting column to the side of the access as indicated on the submitted layout plan.*
- *The applicant would need to submit appropriate swept path details of a car entering, manoeuvring and exiting the site.*
- *The applicant would need to seek clarification regarding the ownership of the boundary / fence wall. The applicant would need permission from the legal owners of the wall to create any access through the wall. A retaining structure would need to be designed. The applicant will be required to submit a suitable structural report / calculations to demonstrate the suitability of the retaining wall to the Planning Authority for approval.*
- *Parking and turning provision: any submitted swept path details will need to demonstrate how each vehicle will enter, park, turn and exit the site"*

The applicant has submitted a revised layout plan (Dwg. no. PL09 Rev A), 20/04/2023, which has been reviewed, with comments as follows:-

Site Access

The previous Highways response (09/12/2022) recommended that any proposed access of this nature has a minimum width of 3.2m and paved with hard bound materials for a minimum distance of 5m behind the highway boundary with no gates. It was noted that "the proposed shared access indicated on revised layout plan (Dwg. no. PL09 Rev A) is 3.2m wide and requires vehicles to use the vehicular access serving no. 7 Little Meadows."

The existing brick pillar would need to be retained to protect the existing lighting column to the side of the access as indicated on the submitted layout plan. The brick pillar has been retained on revised layout plan (Dwg. no. PL09 Rev A).

The Highways response dated 09/12/2022 recommended that the applicant submits appropriate swept path details of a car entering, manoeuvring, and exiting the site. Swept paths have been indicated on the revised layout plan (Dwg. no. PL09 Rev A). It was recommended in the previous

Highways response (09/12/2022) that vehicles exiting the site do so in forward gear. However, the swept paths indicated on the revised layout plan show that a vehicle exiting the site in forward gear may potentially need to partially mount the northern kerb edge. It is requested that the applicant addresses this issue and submits revised swept path details.

There is a significant difference in levels between the proposed development site and Little Meadows. Any proposed access would need to be no steeper than 1:12. The revised layout plan (Dwg. no. PL09 Rev A) indicates a driveway access of 1:12 therefore this is accepted.

The previous Highways response (09/12/2022) notes that it is not clear who owns the existing boundary fence / wall. The applicant would need permission from the legal owners to create any access through this wall. It is understood that WCBC Structures team have confirmed that the existing retaining wall is not a Council owned wall.

The previous Highways response (09/12/2022) notes that:

"It is understood if the application is supported to create a new access at this location, the original brickwork wall would have to be removed. A Structural Engineer would be required to design a retaining structure that would support and prevent movement of the adjacent highway. This structure would be private and become the responsibility of the property owner."

A retaining structure is designated on the revised layout plan (Dwg. no. PL09 Rev A) however, requirements remain to be agreed. The applicant will be required to submit a suitable structural report / calculations to demonstrate the suitability of the retaining wall to the Planning Authority for approval.

Parking

Adequate parking would need to be provided within the curtilage of the site i.e., compliant with LPGN 16 maximum standards. As the property has 4 bedrooms, it was recommended in the previous Highways response (dated 09/12/2022) that 3 off road parking spaces be provided. LPGN 16 does not include garages as contributing to parking provision. A total of 3 off road parking spaces are indicated on the revised layout plan (Dwg. no. PL09 Rev A). It is noted that the location of parking space 2 (P:02 on the revised layout plan) has changed since the previous iteration of the layout plan (Dwg. no. PL09 Rev X), where P:02 was located in front of P:03. In the previous parking layout (shown in Dwg. no. PL09 Rev X), a vehicle parked in P:03 would not be able to exit the site if P:02 was occupied. The revised parking layout (shown in Dwg. no. PL09 Rev A) has addressed this issue by moving P:02 next to P:01.

The previous Highways response (09/12/2022) recommended that all vehicles exiting the site do so in forward gear. It is noted that for a vehicle parked in P:03, this would require the vehicle to reverse out of P:03 to the western extent of the parking area and in close proximity to P:02. The swept path from P:03 indicates that there is sufficient space for a reverse and turn manoeuvre to exit the site in forward gear.

Conclusion

Clarification and further action is required in relation to the following highway matters;

- The applicant will need to submit revised swept path details when exiting the site. The current swept paths suggest that a vehicle exiting the site may need to mount the northern kerb edge.
- The applicant will be required to submit a suitable structural report / calculations to demonstrate the suitability of the retaining wall to the Planning Authority for approval.
- It is not clear who owns the existing boundary fence / wall. The applicant would need permission from the legal owners to create any access through this wall.



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