

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Holman
Our Ref:	ET/DC/MM/P/2022/0277	Your Ref:	P/2022/0277
Date:	25 July 2023		

**Reserved Matters pursuant to outline planning permission P/2019/0829 (Access, appearance, landscaping, layout and scale) – Erection of dwelling
Hillcroft, Ffordd Wreccsam, Pentre Bychan, Wrexham, LL14 4DT**

Further to your email / consultation dated 06/04/2022 I comment as follows: -

This is a reserved matters application pursuant to outline planning permission P/2019/0829 for the erection of 1No. detached bungalow (all matters reserved).

Approval is being sought for access, appearance, landscaping, layout and scale. The Applicant provides the following description of the reserved matters for which they are seeking consent:
"Conditions 1 and 10"

Outline planning permission (P/2019/0829) was granted in January 2020 subject to ten planning conditions. The following Highways-related conditions are relevant:

- **Condition 1** – Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the means of access to the site and building(s)
 - e. the landscaping of the site
- **Condition 6** – Prior to the use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway. The splays shall therefore be permanently retained clear of any such obstruction to visibility.
- **Condition 7** – No private surface water run off shall be permitted to flow from the development site onto the adjoining highway.

Whilst Conditions 6 and 7 are not specifically included in the list of conditions that the applicant is seeking to resolve as part of this application, both conditions are inherently related to Condition 1 (d), the means of access to the site and building, and must be addressed in order to discharge Condition 1 (d).

Previous Correspondence

In a memorandum provided by Highways (dated 19 November 2019) in relation to the outline planning application, four recommended conditions were identified:

- Condition ZJ15 038R: Visibility Splays in both direction (nearside)
- Condition: ZJ07 043R: Access Surface (5m)
- Condition: ZJ23 035R: (Pre-Commencement) Parking and Manoeuvring to be kept clear
- Condition: ZJ46 026R: No private surface water run off.

Recommended Conditions ZJ15 038R (visibility splays) and ZJ46 026R (surface water run off) were included in the decision notice as Conditions 6 and 7 respectively. Recommended Conditions ZJ07 043R (access surface) and ZJ23 035R (parking and manoeuvring) were not explicitly listed in the decision notice; however they are considered to still be of relevance to this Reserved Matters application and are all related to Condition 1 (d) in that they cover means of access to the site.

Visibility Splays in both directions (nearside)

Condition 6 states that *"visibility splays of 2.4m x 120m in both directions measured to the nearside edge of the adjoining highway"*.

The submitted drawings do not demonstrate whether the requested visibility splays can be achieved in both directions, nor that there are any obstructions to sightlines over 1m in height. Further information demonstrating that the required visibility splays can be achieved is therefore required.

Access Surface (5m)

Recommended Condition ZJ07 043R stated that *"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"*.

Whilst the recommended Condition ZJ07 043R is not included within the decision notice, the requirement for hard bound materials for a minimum distance of 5m back from behind the adjoining highway is required in order to address Condition 1(d) of the outline permission.

The proposed site plan drawing (PD202/02, dated February 2021) shows that the surface of the vehicle parking area is proposed to be compacted gravel; however the surface of the access immediately adjacent to the adjoining highway is not specified. Further information confirming the proposed surface of the access is therefore required.

Parking and Manoeuvring to be kept clear.

The recommended condition ZJ23 035R stated that *"No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority"*. The layout of the 4No proposed parking spaces are shown in drawing PD202/02 (dated February 2021). No further information is required.

No private surface water run off

The condition states that *"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"*. The submitted drawings (PD202/02, February 2021) show that an Aco Drain will be provided across the access as part of the development. No further information is required.

Access Gates

Whilst not raised within the previous Highways response or the outline permission decision notice, it is requested that the proposed access gates to the property are located 5 metres back from the edge of the adjoining highway and open inwards. Further information confirming the location of the access gates is therefore required in order to address Condition 1(d) of the outline permission.

Conclusion

It is recommended that further information is provided by the Applicant that:

- demonstrates that horizontal and vertical visibility splays, as detailed in Condition 6, can be achieved.
- confirms that a hard bound surface 5 metres back from the adjoining highway will be provided, as detailed in Condition 7.
- demonstrates that the proposed access gates will be located 5 metres back from the adjoining highway.

Therefore, it is concluded that safe means of access to the site has not yet been demonstrated and this application **should not** be approved until this information has been provided.



Chief Officer, Environment & Technical

