

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0971 Res (2)	Your Ref:	P/2022/0971
Date:	09/12/2022		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU ANNEDD / ERECTION OF DWELLING

3 - 4 WILLOW COTTAGES GLANLLYN ROAD BRADLEY

Grid Ref: E 332400.1 N 353754.78

I refer to the email from d2 Architects dated 06/12/2022 including revised layout plan (Drg. no. PL09 Rev X) in respect of the above.

Access

The proposed development site is located off Little Meadows which is an unclassified, residential cul de sac subject to 30mph speed limit.

I would normally recommend any proposed access of this nature is a minimum width of 3.2m wide, paved with hard bound materials for a minimum distance of 5m behind the highway boundary with no gates.

The proposed shared access indicated on revised layout plan (Drg. no. PL09 Rev X) is 3.2m wide and requires vehicles to cross over the service strip / 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 proposed geometry / alignment of the access appears awkward and would appear difficult for vehicles to access / exit. **I would recommend that the applicant submits appropriate swept path details of a car entering, maneuvering and exiting the site.** The construction of an access in this location may well cause conflict between vehicles accessing the property with those vehicles accessing no. 7 and 8 Little Meadows.

There is a significant difference in levels between the proposed developments site and Little Meadows. Any proposed access would need to be no steeper than 1:12. The revised layout plan indicates a driveway access of 1:12.

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. I understand that our Structures Section have indicated that the existing retaining wall is not a Council owned wall.

I understand our Structures Section have advised that 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. **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

Adequate parking would need to be provided within the curtilage of the site ie/ compliant with LPGN 16 maximum standards. As the property has 4 bedrooms, I would recommend the provision of 3 off road parking spaces. LPGN 16 does not include garages as contributing to parking provision.

Given the awkward layout of the access, if the application is supported, I would recommend that all vehicles exiting the site do so in a forward gear. I would therefore recommend that adequate turning is provided within the curtilage of the site. **Any submitted swept path details will need to demonstrate how each vehicle will enter, park, turn and exit the site**

In conclusion it may be difficult to support the proposed development given the issues raised above.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. Owen' or similar, written in a cursive style.

Chief Officer, Environment & Technical