

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0168 **Your Ref:** SEH/P/2022/0168
Date: 8th July 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 408 539 Land at rear of Pear Tree Cottage, Frog Lane, Wrexham.

Development: Erection of 2 dwellings with new vehicular access.

I refer to your consultation / email dated 07/07/2022 including revised layout plan (Drg. No. BC152/008 Rev B) in respect of the above.

Access

The proposed development site is located on Redwood Close which is an unclassified estate road (cul de sac) subject to a 30mph speed limit.

Proposed Footway

The proposed new section of footway indicated on the revised layout plan is considered acceptable. The applicant will need to enter into a s.38 / 27 agreement with the Council to construct the proposed footway.

There is an existing service strip fronting nos. 2 – 12 Redwood Close which appears to have been encroached upon ie/ gravel, fences, gates, shrubs. Our Streetscene Section have been made aware of this.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required where the private driveway / parking area falls towards the adopted highway.

Parking & Turning Provision

As the western end of Redwood Close does not have a turning head and turning would typically need to take place at the junction of Redwood Close / The Pinfold, I would recommend that maximum parking standards are met. The proposed parking and turning arrangements indicated on the revised layout plan are considered adequate.

I therefore have no objections to the proposed development and 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) Nos. @@@.

ZJ07 ACCESS SURFACE (5 metres)

043R 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.

NONSTD NO GATES TO BE ERECTED

033R There shall be no gates or other means of enclosure across the vehicular access point

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

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 access to intercept any such run off prior to first use of the development.

NONSTD SUBMISSION OF FURTHER DETAILS

026R No part of the development shall commence until a scheme detailing the construction of
E06N the following has been submitted to and approved in writing by the Local Planning
E07N Authority: ***delete as appt ****

1) *Detailed layout, design, drainage and construction of the proposed new footway.*

The scheme as is approved shall be fully implemented prior to first use of the development.

Notes to Applicant

- Section 38 / 278 Works

The proposed scheme should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out.

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. H. M.', written in a cursive style.

Chief Officer, Environment & Technical