

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/P/2018/0771

Your Ref: SEH/P/2018/0771

Date: 4th October 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 418 402 Land at Tupa, Penley Hall Drive, Penley, Wrexham.

Development: Outline application for 9 no. dwellings.

I refer to your consultation dated 18/09/2018 in respect of the above.

Although All Matters are reserved, I would like to make the following comments:-

General

The development site is located off Penley Hall Drive which is an unadopted, residential estate road subject to a 20mph speed limit.

Penley Hall Drive provides access to the former Penley Hospital site (now Morris Homes) but remains unadopted whilst development continues at the site. The developer (Morris Homes) is still required to provide an emergency access / footway – cycleway link from the site onto the A539 and complete s.278 highway improvement works at the site access along the A539 as part of the existing planning consent.

Although I would have no objections to the proposed development in principle, I would recommend that no permission is considered until the existing development site is completed, existing access road is adopted and the highway improvement works at the access on the A539 are completed.

The submitted Transport Statement suggests that the development site could be maintained by a private management company and refers to sections 11.6 and 11.9 of Manual for Streets where management arrangements are discussed. However, without the completion of the proposed s.278 works at the main junction, provision of emergency access and adoption of the estate roads, any additional residential development would not be supported.

Any proposed access roads serving the development site shall be constructed to adoptable standards including the provision of adequate turning facilities. Parking provision at the development site shall comply with LPGN 16 requirements. The applicant will need to demonstrate that they have control of the land between the development site and the proposed internal estate road currently maintained by Morris Homes in order to form a suitable access.

Adequate visibility in accordance with Manual for Streets will need to be provided for any proposed internal access road onto the existing internal estate road currently maintained by Morris Homes.

Layout Plan - Drg. No. A(100)05 Rev E

Any proposed access road leading to the development site shall be a minimum width of 5.5m and provide 2.0m wide footways linking to the site. The estate road itself could be a minimum of 4.8m wide with 6m kerb radii and take the form of a shared surface ie/ providing 1.8 service strips in lieu of 2m wide footways.

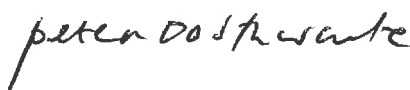
Adequate visibility splays would need to be provided at the junction of the estate road and at the existing junction with Penley Hall Drive ie/ 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway based on assumed speeds of 20mph.

Any proposed turning heads would need to comply with WCBC adoptable standards (see attached detail).

I would recommend that parking provision for each dwelling complies with the maximum requirements of LPGN 16. Driveways shall comply with WCBC Standard Details (see attached).

Details of a suitable scheme for surface water drainage of the site will need to be submitted. I would recommend that the applicant contacts our Flood Management Officer – Neil Taunt on Tel: 01978 729734 for further guidance.

In conclusion, there would appear to be potential to support a development of this size / nature subject to the existing estate road and highway improvement works being completed and adopted.

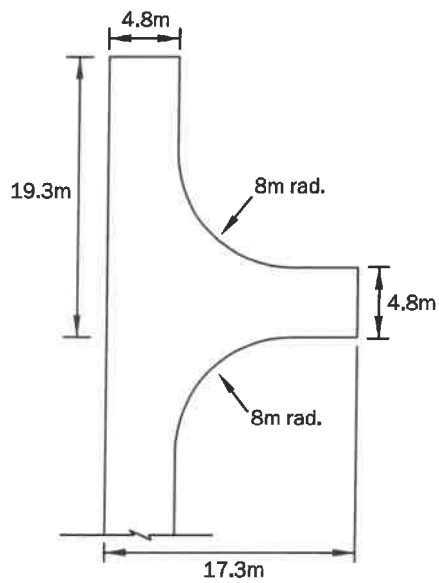


Planning Control Manager

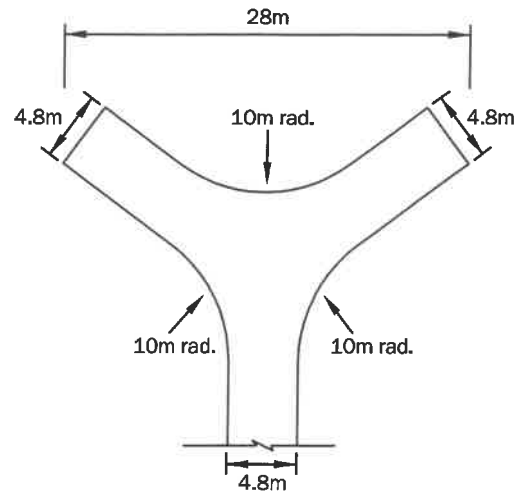
Turning Areas

4.8m Wide Carriageway

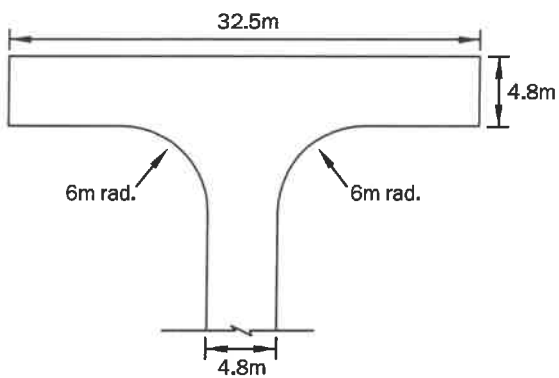
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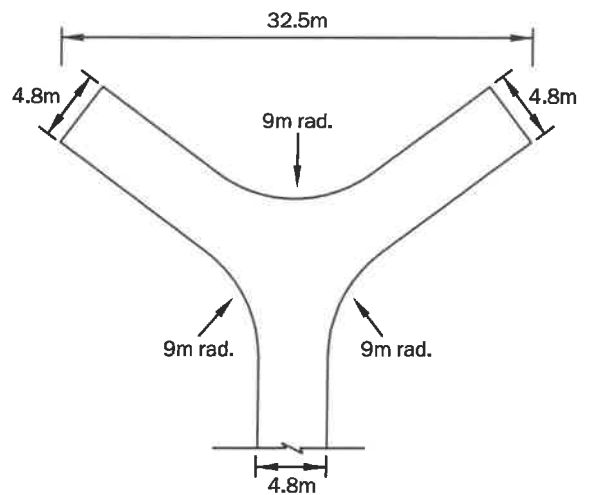
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Note:

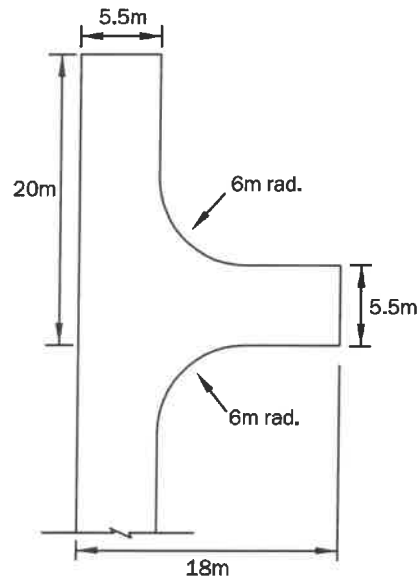
Turning areas are based on an 11.18m long, 2.55m wide refuse vehicle.

Scale 1:500

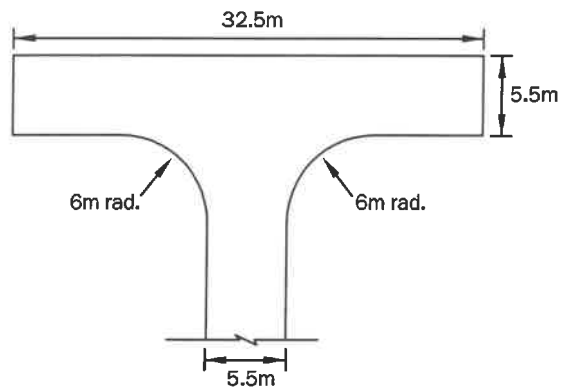
Turning Areas

5.5m Wide Carriageway

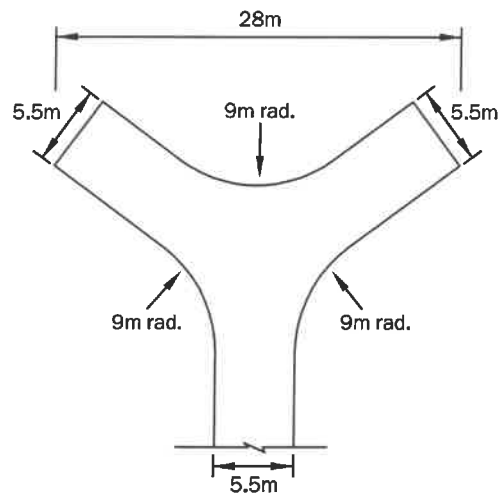
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Note:

Turning areas are based on an 11.18m long, 2.55m wide refuse vehicle.

Scale 1:500

PARKING AND DRIVEWAY ARRANGEMENTS

NOT TO SCALE

3 spaces alongside
house and garage

3 spaces alongside
house 'no garage'

2 spaces alongside
house with garage

2 spaces 'no garage'

2 spaces
and garage

2 spaces

