

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0904 **Your Ref:** JK/P/2021/0904
Date: 6th October 2021

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 370 575 5 Park View, Chester Road, Rossett, Wrexham.
Development: Dropping of kerb to access existing driveway.

I refer to your consultation / email dated 21/09/2021 in respect of the above.

The proposed development site is located on the B5445 Chester Road which is a classified road subject to a 20mph speed limit.

There is currently no official dropped kerb vehicular crossing serving the property. The applicant has laid hardcore over the entire site frontage in order to create off-road parking. I assume that the property is privately owned. However, if the property is Council owned then consent to form a driveway / hardstanding would be required from the Council's Asset / Housing Section.

I would normally recommend a minimum access width of 3.2m for a domestic driveway. The submitted plans indicate a dropped kerb across the whole site frontage ie/ around 7.7m wide.

Based on speeds of 20mph any proposed / existing access would normally be required to provide visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway.

Visibility from a central location along the site frontage would appear inadequate in both directions providing splays of approximately 2.0 x 20m in the southerly direction and 2.0 x 7m in the northerly direction measured to the nearside edge of the adjoining highway. Visibility is limited in both directions as the required splays would need to cut across 3rd party land.

The proposed development fronts a classified road and would normally require turning provision within the curtilage of the site. The property does not currently provide turning provision. This has not been proposed / provided.

Any proposed driveway would require hard bound surfacing for a minimum distance of 5m behind the adjoining highway. No gates would be permitted within 5m of the highway boundary.

As the proposed driveway slopes towards the highway, an Aco drain or similar would be required to intercept any private surface water run-off.

Given the proximity of the site to the nearby school, I would also recommend the provision of pedestrian visibility splays of 2.4 x 3.3m in both directions from behind the back of the proposed footway in which there shall be no obstruction in excess of 0.6m in height.

The provision of off street parking in this location would normally be seen as a beneficial. A number of properties along this section of Chester Road have been granted planning permission for a vehicular access in situations similar to that of the current application. I am not aware of any particular problems having arisen at these other sites since the new accesses were brought into use.

I would 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) No. @@@

ZJ21 MAXIMISING VISIBILITY

038R Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.

ZJ20 PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)

038R Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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.

ZJ38 PAVEMENT CROSSING

026R Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

Note to Applicant

E05NA

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Supplementary Notes

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

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

Chief Officer, Environment & Technical