

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0068 **Your Ref:** JK/P/2022/0068
Date: 28th January 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 359 554 18 Woodridge Avenue, Marford, Wrexham.

Development: Erection of garage.

I refer to your consultation / email dated 26/01/2022 in respect of the above.

Access

The proposed development site is located on Woodridge Avenue which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

Any proposed / existing access in this location 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 in accordance with Manual for Streets.

I understand that it is proposed to plant a new hedgerow along the site frontage. Such a hedgerow must not impede visibility from the existing / proposed driveway. Could you please ask the applicant to provide a revised layout plan indicating proposed visibility splays from the access including the proposed hedgerow

Parking Provision

LPGN 16 no longer includes garage spaces as contributing to parking provision. I understand that the property is 4 bedroomed and would normally require a maximum of 3 parking spaces. There would only currently appear to be one off road parking space at the property. Could you please ask the applicant to provide a revised layout plan indicating how many spaces (excluding garage spaces) will be provided at the property. I assume that any additional driveway behind the garage will be surfaced with hard bound materials. This detail should be annotated on a revised layout plan.

I await the requested information.



Chief Officer, Environment & Technical