

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0750	Your Ref:	LP/P/2022/0750 Res(1)
Date:	26/09/2022		

TOWN AND COUNTRY PLANNING ACT 1990

RHYDDHAU AMOD 6 (PARCIO) A 10 (NEWYDD I GERBYDAU) CANIATÂD CYNLLUNIO P/2022/0399 DISCHARGE OF CONDITIONS 6 (PARKING) AND 10 (VEHICULAR ACCESS) OF PLANNING PERMISSION P/2022/0399

206 HERBERT JENNINGS AVENUE ACTON WREXHAM
Grid Ref: E 333872.08 N 351923.99

I refer to your consultation / email dated 14/09/2022 in respect of the above.

CONDITION 6 – Parking

CONDITION 10 – Construction of Vehicular Crossing

The submitted layout plan (Drg. No. H149/006) indicates 2 additional parking spaces laid out diagonally across the site frontage. This is likely to require vehicles accessing the site to encroach onto the opposite side of the road when approaching from the north west and potentially result in vehicles accessing the site encroaching over the existing grassed highway verge.

I would therefore recommend that the applicant widens the existing driveway / dropped kerb to 7.2m with all 3 spaces being laid out at 90° to the dwelling. This will require s.184 consent to lower the kerbs and construct a vehicular crossing across the existing highway verge.

I would recommend that the driveway is surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary. No Gates shall be erected across the access. 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.

I would recommend that the above detail is indicated / annotated on a revised layout plan.

Supplementary Notes

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

Note to Applicant

VERGE / 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 and verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

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

Chief Officer, Environment & Technical