

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/1170 **Your Ref:** SJG/P/2021/1170
Date: 24th January 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 363 571 Wynona, Station Road, Rossett, Wrexham.

Development: Demolition of existing dwelling and erection of replacement dwelling with associated single garage.

I refer to your consultation / email dated 21/01/2022 in respect of the above.

Access

The proposed development site is located on Station Road which is an unclassified, residential road subject to a 30mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.0 x 43m in both directions measured to the nearside edge of the adjoining highway.

The submitted layout plan (Drg. No. H125/005 Rev E) indicates the required splays.

The applicant will need to apply for s.184 consent in order to lower the kerbs and construct the new access (see note).

I would recommend that any proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. Any proposed gates shall be setback a minimum distance of 5m behind the adjoining highway.

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.

Footway

There is an existing footway fronting the site which currently only appears to be around 700mm wide. The existing hedgerow currently appears to encroach over the adopted footway. It is unclear as to the extent / width of the existing footway which potentially extends under the overhanging / overgrown hedgerow. I would recommend that the applicant arranges for the hedgerow to be cutback where it encroaches on the adopted highway to determine the extent / condition of the existing footway. **I await confirmation that this has been carried out.**

I would normally recommend that a 2.0m wide footway is provided / constructed across the site frontage. This could be constructed via a s.184 agreement. Such a footway may already exist. I previously requested the applicant annotated the relevant detail on a revised layout plan once the hedgerow had been cutback. This has yet to be carried out.

Parking & Turning Provision

Parking and turning provision at the proposed development appears adequate.

I have no objections in principle to the proposed development and recommend any permission include 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 no. -----.

NONSTD VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. 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.

ZJ35 NEW 2.0 METRE FOOTWAY

050R Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

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 construct the 2m wide footway / 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.

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

Chief Officer, Environment & Technical