

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0316 **Your Ref:** MRJ/P/2021/0316
Date: 9th August 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 380 552 2 Lower Parkside, Parkside, Rossett, Wrexham.

Development: Demolition of existing outrigger and erection of two storey side and rear extensions and detached garage.

I refer to your consultation / email dated 06/08/2021 including revised layout plan in respect of the above.

Access

The proposed development site is located on Lower Park Lane which is a narrow, rural classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Assuming speeds of 30mph, any proposed / existing access along this section would normally be required to provide visibility splays of 2.4 x 43m measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be permitted to the centerline of the adjoining highway given the restricted carriageway width along this section.

The existing access serving the site is 3.1m wide, unsurfaced and gated at 2.9m behind the edge of carriageway. Visibility from the existing access is approximately 2.4 x 6m to the east and in excess of 2.4 x 43m to the west measured to the centerline of the adjoining highway.

It would appear that the new access is to be located further east. The revised layout plan (Drg. No. PL201 Rev B) indicates the provision of adequate visibility splays from the proposed access.

I would recommend that the existing access is permanently closed up and is topsoiled / seeded as verge. I would recommend that the proposed access is surfaced with hard bound materials for at least 5m behind the adjoining highway with no gates being erected within 5m of the adjoining highway. An Aco drain or similar will be required to intercept private surface water run-off (assuming the access falls towards the highway). The applicant will need to apply for s.184 consent to form a verge crossing. **Could you please ask the applicant to indicate this detail on a revised layout plan.**

There appears to be an existing drainage ditch running along the eastern side of the side frontage. The applicant appears to have already started construction at the site and has placed hardcore along the site frontage which may have implications in respect of the drainage ditch running along this section. **I would recommend that further details are provided indicating how the new access will be constructed to protect the existing ditches from flooding. This detail will also need to be included as part of the s.184 application I would recommend that the applicant contacts our Streetscene Engineer – Kevin Edwards on Tel: 01978 729732 to discuss this detail.**

Parking & Turning Provision

I would recommend that the proposed property (4 bed) provides 3 parking spaces plus turning provision. LPGN 16 does not include garage spaces as contributing to parking provision. **I would recommend that the applicant provides a revised layout plan indicating / annotating the above details ie/ dimensioned parking spaces and 6m clearance for turning.**

I await the requested details.

Supplementary Notes

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

A handwritten signature in blue ink, appearing to read 'D. J. ...', is written on the page.

Chief Officer, Environment & Technical