

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0003 **Your Ref:** JK/P/2022/0003
Date: 17th January 2022

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

Location: O. S Grid Ref: 333 495 2 Belgrave Road, Wrexham.
Development: Erection of 8 Apartments.

I refer to your email / consultation dated 07/01/2022 in respect of the above.

Access

The proposed apartments will be accessed off Belgrave Road which is an unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the proximity to the junction with Percy Road for vehicles travelling in the easterly direction and up to 30mph for vehicles travelling in the westerly direction.

Any proposed / existing shared access in this location would normally be required to provide visibility splays of 2.4 x 33m in the westerly direction and 2.4 x 43m in the easterly direction measured to the nearside edge of the adjoining highway. The provision of adequate visibility splays have not been indicated on the submitted layout plan. **I would recommend that a revised layout plan is provided indicating this detail.** Any obstructions to visibility must be indicated on the revised layout plan eg/ existing hedgerow, highway signs, lighting columns, existing access pillars, fences. The applicant will need to liaise with our Traffic Section & Street Lighting Section in respect of modifications to the existing signage / lighting columns.

The existing property (2 Belgrave Road) appear to have two existing access points located on either side of the property. Both access points have inadequate visibility. **This detail has not been indicated on the submitted layout plan and should be indicated.**

The Design & Access Statement (para 2.1) states that there is an existing access point located on Belgrave Road which needs to be relocated to ensure that the new driveway does not have a detrimental impact on one of the existing mature trees. However, insufficient detail has been submitted to indicate what exactly is happening to this access. The red line boundary on the submitted layout plan appears to suggest that the existing westerly access will be lost if the development is supported with a new shared access being constructed to the west of the existing highway sign and lighting column. **I would recommend that a revised layout plan is provided indicating this detail.**

Visibility at the junction of Belgrave Road with Sontley Road is inadequate in both directions providing splays of approximately 2.4 x 14m to the north and 2.4 x 7m to the south measured to the nearside edge of the adjoining highway. Based on assumed speeds of around 25mph, any proposed / existing junction would normally require splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway. Visibility in the southerly direction is impeded by the existing hedgerow / fence. This land appears to be in the control of the applicant and would benefit from improvement to maximize visibility. **Such an improvement could be indicated on a revised layout plan.**

I would recommend that any proposed shared access of this nature is a minimum of 4.8m wide, paved with hard bound materials for at least 5m behind the highway boundary with no gates being erected. No private surface water run-off shall be permitted to flow onto the adjoining highway. An Aco drain or similar would be required where the proposed access falls towards the highway. The applicant will be required to apply for s.184 consent in order to construct a dropped kerb crossing at the new access point.

Parking and Turning Provision

The proposed 8 no. 2 bedroom apartments would normally require a maximum of 2 parking spaces each in accordance with LPGN 16 requirements. The submitted Design & Access Statement (para 2.1) states that as part of the proposal they aim to provide 2 parking spaces per dwelling and turning area within the site boundaries. However, the submitted layout plan only appears to indicate the provision of 8 spaces which would be considered inadequate.

When visiting the site during the morning peak hour (14/01/22) I observed a significant number of vehicle movements passing through the Sontley Road / Belgrave Road junction passing the development site. There was also a number of parked vehicles and coach parked along this end of Belgrave Road which I assume are predominantly associated with drop offs for the nearby school.

It is therefore considered important for such a development to provide adequate parking. I would also recommend that a turning area is provided for a medium sized delivery vehicle eg/ Tesco van within the curtilage of the site. This has not been indicated on the submitted layout plan.

Refuse Collection / Recycling

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway. I would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

Construction and Traffic Management Plan (including provision for contractor parking)

I would recommend the submission of a **Construction Traffic Management Plan** if the application is supported.

I await the requested information.

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 black ink, consisting of a stylized 'R' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical