

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/1058 **Your Ref:** SB/P/2021/1058
Date: 15th November 2021

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

Location: O. S Grid Ref: 354 550 6 Chetwyn Court, Gresford, Wrexham.
Development: Single storey extension to dwelling and construction of new vehicular access.

I refer to your consultation / email dated 09/11/2021 in respect of the above.

Access

The proposed development site is located on Chetwyn Court which is an unclassified road (cul de sac) subject to a 30mph speed limit. The applicant will require s.184 consent (see note) in order to reinstate the existing dropped kerb access and to form the new vehicular access.

It is noted that the property currently includes a dwarf hedgerow planted in the existing adopted service strip (1.8m wide). Nothing is normally allowed to be planted / erected within this service strip. I would recommend that any existing vegetation is removed from this area. The proposed garage would appear to encroach onto the existing highway verge / service strip which would be unacceptable. **I would therefore be unable to support the proposed development unless this issue can be addressed. The applicant may wish to discuss this matter with our Streetscene Section for further clarification.**

I would recommend that any proposed access is a minimum of 3.2m wide and is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the adjoining highway.

No private surface water run-off shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required where the driveway falls towards the highway.

Parking Provision

I assume the property is 4/5 bedroomed. I would recommend that at least 3 parking spaces are provided at the property in accordance with LPGN 16 guidance (LPGN 16 does not include garage spaces as contributing to parking provision).

In conclusion, I would be unable to support the proposed development unless the above issue can be addressed.

Note to Applicant

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 at the new access position and to reinstate the existing dropped kerb to full height footway construction. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Supplementary Notes

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

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

Chief Officer, Environment & Technical