

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0772

Your Ref: SEH/P/2018/0772

Date: 24th October 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 495 Garthwyn, 82 Beechley Road, Wrexham.

Development: Change of use to House in Multiple Occupation (HMO) 6 no. bedrooms with 7 no. occupants in total.

I refer to your consultation / email dated 16/10/2018 including revised layout plans received 22/10/2018 in respect of the above.

The development site is located on the corner of Beechley Road / Bennions Road which are both unclassified roads subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph along this section of Beechley Road and 25mph along Bennions Road given the geometry of the road.

Any proposed / existing accesses in this location would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway along Beechley Road and 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway along Bennions Road.

The existing property currently has a driveway with space for 2 cars plus a single garage off Beechley Road. Visibility from the existing access is in excess of 2.0 x 25m in the easterly direction but only 2.0 x 10m in the westerly direction. Visibility is impeded in this direction by the existing conifer hedgerow. A setback distance of 2.0m can be considered in this instance as only a single access point and vehicle speeds are relatively low (around 20mph).

In order to provide adequate off street parking and turning provision for the proposed HMO, it would appear possible to construct a new access from a central location along the Bennion's Road frontage utilising the existing garden area. The applicant would be required to apply for Section 184 consent to lower the kerbs and form the new access.

Based on LPGN 16, the existing 5 bedroom dwelling would normally require a maximum of 4 parking spaces. The property currently provides 2 parking spaces accessed off Beechley Road.

Based on LPGN 16, the proposed HMO would need to provide a maximum of 4 car spaces which would all need to be independently accessible.

However, the applicant has submitted revised layout plans which indicate the widening of the existing access off Beechley Road to 4m, providing a driveway in front of the property leading to 4 no. new parking spaces including turning provision. I understand that the applicant is also offering to remove the existing hedgerow fronting the site along Beechley Road up to the junction with Bennion's Road to maximize visibility from the proposed access.

In order to support this proposal, I would recommend that the applicant widens the access to at least 4.8m. There is an existing lighting column located alongside the existing access which will need to be re-located. The applicant will need to liaise with our Street Lighting Section – contact Paul Rogers on Tel: 01978 729673 to arrange / fund any required works.

The existing dropped kerb fronting the proposed access will need to be extended and will require s.184 consent (see note). An Aco drain or similar will be required across the proposed access to intercept any private surface water run-off. I would recommend that any proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected within 5m of the adjoining highway.

If the application is viewed as a significant improvement on existing arrangements and is supported, I would recommend that any permission includes 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(s) No. @@@

ZJ21 MAXIMISING VISIBILITY – ALONG BEECHLEY ROAD

038R Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage along Beechley Road. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.8 metres.

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.

NONSTD
026R
E06N
E07N

SUBMISSION OF FURTHER DETAILS

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority: ***delete as appt ****

- 1) *Detailed layout, design, drainage and construction of the proposed new access*
- 2) *Re-location of the existing street lighting column.*

The scheme as is approved shall be fully implemented prior to first use of the development.

Supplementary Notes

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

Note

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 lower the kerblin 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.

peter ownwhite

MA Planning Control Manager