

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0567 **Your Ref:** SEH/P/2018/0567
Date: 20th August 2018

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

Location: O. S Grid Ref: 418 396 Land at Ellesmere Lane, Penley, Wrexham.
Development: Application for Approval of Reserved Matters Pursuant to Outline Planning Permission P/2018/0348 :-

- Condition 2** **Samples of all external facing and roofing materials.**
- Condition 7** **Full details of a hard and soft landscaping scheme.**
- Condition 11** **Highway access construction details.**

I refer to your consultation / email dated 17/08/2018 and revised layout plan (Drg. No. 1210/190.05g) in respect of the above.

The proposed development site is located on Ellesmere Lane which is a rural, classified road subject to a 30mph speed limit.

Access

Any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

It would appear possible to provide the required visibility splays from the proposed access subject to the removal / setting back of the existing hedgerow fronting the site.

The submitted layout plan indicates a single shared access being 4.8m wide with kerb radii. However, I would recommend that any shared access takes the form of dropped kerb vehicular crossing (to avoid need for tactile crossing points) being a minimum width of 4.8m. **Revised plan still includes radii across the footway crossing.**

No private surface water shall be allowed to flow from the site onto the adjoining highway. An Aco drain is indicated across the proposed access located just behind the back of footway which is acceptable.

The proposed access (including footway) shall be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980 in order to carry out these works.

Footways

I would recommend the construction of a 2.0m wide footway along the entire site frontage along Ellesmere Lane.

An existing residential development is currently being constructed to the north east of the site. I would recommend that any proposed footway along the site frontage provides a continuous link to the new footway being constructed as part of this development to the north. Any modifications required to the existing drainage ditch / watercourse to accommodate this footway link will require approval / consent from the WCBC Flood Management Officer – Neil Taunt (Tel: 01978 729734). **I would recommend that the applicant contacts Neil Taunt to discuss / agree the detail of any proposed culverting in this location.**

An application for residential development to the south west of the site (ref: P/2017/0146) has also recently been submitted. If residential development is supported in this location at some point in the future, it will require the construction of a 2.0m wide along the site frontage. I would therefore recommend that any proposed footway for the current application requires the construction of a footway which extends up to the existing vehicular access located at the south westerly end of the existing adjoining property. The existing footway in this location is incomplete. A section of grass and gravel area along this section will need to be replaced with footway construction. This work can be included in the s.38 / 278 agreement. **The above detail has not been indicated on the revised layout plan.**

Could you please ask the applicant to indicate the above detail on a revised layout plan.

Scheme of Surface Water Drainage

Details of a suitable surface water drainage system will need to be submitted / approved. I would recommend that the applicant contacts our Flood Management Officer – Neil Taunt on Tel: 01978 729734 to discuss / agree a suitable drainage system.

Street Lighting

I would recommend that a scheme to upgrade the existing street lighting along this section of Ellesmere Lane is included as part of any consent. I would recommend that the applicant liaises with our Street Lighting Section - contact Paul Rogers on Tel: 01978 729673.

Layout

Given the proposed layout of the estate road (eg/ no service strips, no full sizes turning head), I assume that the proposed estate road will remain private. I would therefore recommend any consent includes a condition requiring a **private management company** to maintain the estate road.

I would recommend that the access incorporates a turning head capable of accommodating the turning movements of a medium sized delivery vehicle. This detail has been indicated on the revised layout plan (Drg. No. 1210/190.05b).

In terms of parking provision, I comment as follows:-

I understand that the proposed development comprises 1 x 4 bed dwelling and 4 x 3 bedroom dwellings. LPGN 16 would require a maximum of 15 parking spaces. Given the relatively remote location of the site, I would recommend the provision of maximum parking standards ie/ 3 spaces per dwelling. Only 13 spaces have been indicated on the submitted layout plan (Drg. No. 1210/190.05b). **Could you please ask the applicant to indicate the above detail on a revised layout plan.**

Construction Traffic Management Plan (CTMP) - including details of contractor parking

The previously submitted CTMP does not include details of proposed Chapter 8 signage warning of construction works. Any proposed signs will need to be Welsh over English. A plan indicating signage size and locations will be required. I would recommend that the applicant liaises with our Traffic Section – contact Darren Green on Tel: 01978 729643 to agree required signage details for inclusion in a revised CTMP. **I await the revised CTMP.**

Providing the applicant addresses the issues raised, I would have no objections 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(s) No. -----.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 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.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R No part of the development shall commence until a scheme detailing the construction
E06N of the following has been submitted to and approved in writing by the Local Planning
E07N Authority: ***delete as appt ****

- 1) *Detailed layout, design, drainage and construction of the proposed new access.*
- 2) *Detailed layout, design, drainage and construction of the proposed new 2.0m wide footway fronting the development site along Ellesmere Lane extending up to the existing vehicular access located at the south westerly end of the existing adjoining property.*
- 3) *A scheme of Street Lighting along Ellesmere Lane.*
- 4) *A scheme for the disposal of surface water run-off.*

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

ZJ45
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CONSTRUCTION TRAFFIC MANAGEMENT PLAN

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Notes to Applicant

- *The proposed scheme should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.*

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

Supplementary Notes

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

Peter Oorthuys

nm Planning Control Manager