

# MEMORANDUM

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**From:** Planning Control Manager                      **To:** Head of Environment and Planning  
**Our Ref:** EP/DC/PP/2018/0348                      **Your Ref:** SEH/P/2018/0348  
**Date:** 9<sup>th</sup> May 2018

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**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/2017/0270 – Layout, Scale, Appearance, Landscaping, Access for 5 no. dwellings.

I refer to your consultation / email dated 02/05/2018 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. However, the submitted layout plan does not indicate the full extent of the proposed visibility splays in both directions. **Could you please ask the applicant to provide a revised layout plan indicating the above detail.**

The submitted layout plan indicates a single shared access being 3m wide with 3m kerb radii which is considered inadequate to serve the proposed development.

I would recommend that any shared access takes the form of dropped kerb vehicular crossing being a minimum width of 4.8m. No private surface water shall be allowed to flow from the site onto the adjoining highway. I would recommend that an Aco drain or similar is provided across the proposed access.

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. Suitable dropped kerb crossing points to the opposite side of the road shall be provided as necessary.

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.

An application for residential development to the south west of the site (ref: P/2017/0146) has also recently been submitted which if supported 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 (ie/ P/2017/0270) 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.

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

## 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.

## 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 (see attached detail). This could be accommodated by a minor alteration to the proposed layout. **Could you please ask the applicant to indicate the above detail on a revised layout plan.**

A number of the proposed parking spaces do not have a minimum 6m clearance behind for maneuverability. **Could you please ask the applicant to submit a revised layout plan amending this detail.**

## Construction Traffic Management Plan - including details of contractor parking (Reserved Matter)

In order to construct the proposed scheme, the applicant will need to submit a Construction Traffic Management Plan including details of contractor parking for further approval. This could be included as a planning condition.

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 (NEAR SIDE)**

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.*

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

### **ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN**

026R 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.*

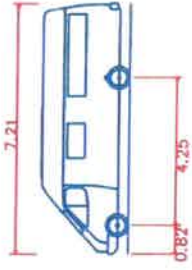
*The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out*

### Supplementary Notes

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

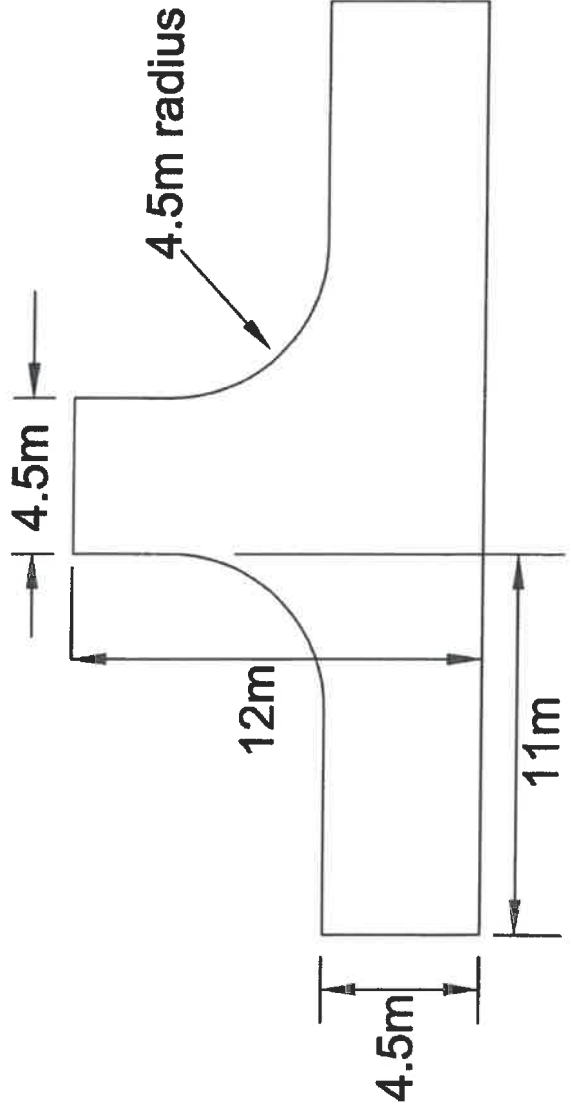
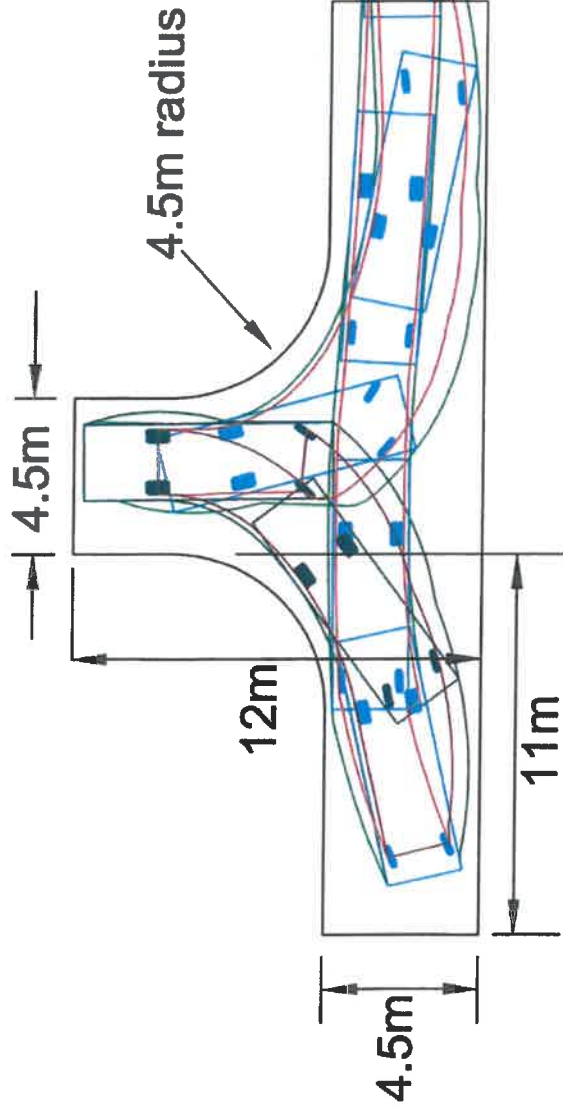
*peter doothwaite*

*am* Planning Control Manager



7.5t Panel Van  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock to Lock Time  
Kerb to Kerb Turning Radius

7.210m  
2.192m  
2.544m  
0.316m  
1.865m  
4.00s  
7.400m



Scale 1:200