

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment & Planning

Our Ref: P/2017/1054 **Your Ref:** P/2017/1054

Date: 16 July 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3346 5622 Land at Home Farm, Gresford Road, Llay

Development: Application for approval of reserved matters pursuant to outline planning permission P/2014/0905 – access, appearance, landscaping, layout and scale for the erection of 362 dwellings on all phases, including 255 affordable housing, public open space, play facilities, associated works including surface water attenuation basins and the erection of two substations

I refer to your revised consultation dated 8 January 2018 in respect of the above.

Outline planning permission was granted on this site (P/2014/0905) following an appeal to the Welsh government. The design of the accesses into the site was a reserved matter.

The initial indicative proposals showed a three arm roundabout off both the Straight Mile and Gresford Road. The developer has now revised these proposals to show a right hand turn ghost island access into the site off the Straight Mile and a priority T junction off the Gresford Road.

The design of both junctions will fully comply with DMRB TD 42/95 highway standards. To complement both junctions a comprehensive scheme of speed reduction measures will be introduced. A suitably worded condition will ensure the details are submitted by the applicant for prior approval the Council.

The design of the internal roads is generally in accordance with current Council guidelines; however there are a couple of minor issues to resolve in respect of the horizontal alignment. These issues should be addressed when a revised layout is submitted this week.

However it is noted that there are no footway links towards Crown Crossroads from the Northern area of the site through what the development plans now show to be a 'future retail development'. There is no indication as to when this footway link to the Crown crossroads will be completed. There is a lack of pedestrian / cycle facilities at the Crown crossroads junction – this will have to be addressed when the developer seeks to discharge Condition 15 which requires the submission of a 'detailed scheme to improve the junction of B5102, the B5373 and Chapel Lane'

There is nothing within the current application which considers how the development site will link into or complement the existing Active Travel route. There is scope to improve the existing and proposed Active Travel routes. It is considered that a development of this size should help fund the improvement to these routes.

A scheme of pedestrian / cycleway improvements will need to be submitted to ensure that the site is fully sustainable. These issues can be dealt with by an appropriately worded condition.

Since being granted planning approval in 2017 the frequency of the bus service in the vicinity of the site has significantly reduced. The no. 34 bus now only passes the site 3 times a day and only 3 days a week. The site is not therefore as sustainable as at the time of the appeal hearing and the developer should therefore be considering how to improve the bus service provision to the site.

I recommend that any permission include the following conditions:

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

**026R
E06N
E07N**

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:

- 1) Detailed layout, lighting, design, drainage and construction of the proposed new footway / carriageway,

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

NONSTDC SUBMISSION OF FURTHER DETAILS (STRAIGHT MILE JUNCTION)

026R

A scheme demonstrating an appropriate right turn ghost island junction on the B5102 Straight Mile shall be submitted for further approval by the Planning Authority in consultation with the Highway Authority prior to any development commencing on site. The approved scheme shall be implemented prior to occupation of the first dwelling

NONSTDC SUBMISSION OF FURTHER DETAILS (GRESFORD ROAD)

026R

A scheme demonstrating an appropriate priority T junction on B5373 Gresford Road shall be submitted for further approval by the Planning Authority in consultation with the Highway Authority prior to any development commencing on site. The approved scheme shall be implemented prior to occupation of the first dwelling

NONSTDC VISIBILITY SPLAYS IN BOTH DIRECTIONS (WHOLE SITE)

038R

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays in accordance with Welsh Government guidelines Manual for Streets. . 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTDC SUBMISSION OF FURTHER DETAILS

026R

E06N

E07N

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

- Speed limit amendments to B5102 Straight Mile
- Traffic calming measures along B5102 Straight Mile
- Traffic calming measures along B5373 Gresford Road
- Proposed pedestrian crossing points along B5373 Gresford Road
- Improvements to the existing and proposed pedestrian links under the Active Travel legislation.

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

ZJ22

035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NOTE

E06N

CONSTRUCTION OF ACCESS AND ESTATE ROADS ETC

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729696 for further guidance.

peter doothwaite

 Service Manager Environment

