

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: EP/DC/PP/2018/0071

Your Ref: KH/P/2018/0071

Date: 13th February 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 495 Ryecroft 36 to 38 Percy Road, Wrexham.

Development: Erection of 4 no. apartments and 1 no. maisonette on site of 36 Percy Road and 1 no. pair of semi-detached dwellings on land associated with 38 Percy Road and access arrangements.

I refer to your consultation dated 05/02/2018 in respect of the above.

Erection of 4 no. apartments and 1 no. maisonette on site of 36 Percy Road

Access

The proposed apartments will be accessed off Belgrave Road which is an unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the proximity to the junction with Percy Road.

Any proposed / existing shared access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway. The required splays have not been indicated on the submitted layout plan. **Could you please ask the applicant to provide a suitably scaled plan indicating the required splays.**

The submitted layout plan (Drg. No. L066/003) indicates an adjoining site (blue outline) which formed part of a previous planning application ref: P/2015/0580 for the erection of a 4 bedroom detached house. It is unclear from the submitted plan what access width is proposed for the current application site. Any proposed shared access would need to be a minimum width of 4.8m. The proposed parking spaces appear to have less than 6m behind for maneuvering. However, it is unclear as to whether the two adjoining sites will have a shared turning area. **Could you please ask the applicant to clarify the above detail on a revised layout plan.**

Any proposed shared access will be required to provide the following :-

- Minimum 4.8m access width.
- Minimum 5m of hard bound paving behind highway boundary.
- No gates within 5m of highway boundary.

- Aco drain or similar across access to intercept private surface water run-off.
- Extension of dropped kerbs where required.

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

Parking and Turning Provision

The proposed 4 no. 2 bedroom apartments and 2 bedroom maisonette would normally require 2 parking spaces each in accordance with LPGN 16 requirements. The submitted layout plan only appears to indicate 6 no. spaces which is considered inadequate and is likely to result in on-street parking. I would recommend that 2 spaces per apartment / maisonette are provided. **Could you please ask the applicant to provide a revised layout plan indicating adequate parking provision.**

The proposed parking spaces appear to have less than 6m behind for maneuvering. However, it is unclear as to whether the two adjoining sites will have a shared turning area. **Could you please ask the applicant to clarify the above detail on a revised layout plan.**

Erection of 1 no. pair of semi-detached dwellings on land associated with 38 Percy Road and access arrangements.

Access

The proposed dwellings will be accessed off Percy Road which is an unclassified road subject to a 30mph speed limit.

Based on speeds of 30mph, any proposed / existing shared access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway. The required splays have not been indicated on the submitted layout plan. **Could you please ask the applicant to provide a suitably scaled plan indicating the required splays.**

Any proposed shared access would need to be a minimum width of 4.8m. However, the proposed shared access indicated on the submitted layout plan only appears to be 3.2m wide which is considered inadequate. **Could you please ask the applicant to provide a suitably scaled plan addressing the above issue.**

Any proposed shared access will be required to provide the following :-

- Minimum 4.8m access width.
- Minimum 5m of hard bound paving behind highway boundary.
- No gates within 5m of highway boundary.
- Aco drain or similar across access to intercept private surface water run-off.
- Extension of dropped kerbs where required.

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

Parking and Turning Provision

The proposed 2 no. 3 bedroom apartments would normally require a maximum of 3 parking spaces each in accordance with LPGN 16 requirements. However, the provision of 2 spaces per dwelling is considered adequate.

Each parking space will require adequate clearance behind for maneuvering (ie/ 6m clearance). There would appear to be less than 6m clearance behind each space. The access design out of the car park appears to be quite tight. I would recommend that additional space is provided to improve access into out of the parking area. **Could you please ask the applicant to provide a revised layout plan indicating / annotating adequate turning provision.**

I await the requested information.

Supplementary Notes

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



 Service Manager Environment