

# MEMORANDUM



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**From:** Service Manager Environment      **To:** Head of Environment and Planning  
**Our Ref:** EP/DC/PP/2018/0122      **Your Ref:** SEH/P/2018/0122  
**Date:** 12<sup>th</sup> March 2018

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**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 358 549 24 Meadows View, Marford, Wrexham.

**Development:** Front Extension.

I refer to your consultation dated 12/03/2018 in respect of the above.

**Access**

The proposed development site is located on Meadows View which is an unclassified , residential road subject to a 30mph speed limit. However speeds are likely to be around 20mph given the geometry of the road in this location.

Visibility from the existing driveway is limited to the east given the existing boundary fence and the fact that the property is located on a bend. Visibility could be improved if the existing boundary fence was lowered to a maximum height of 1.0m above the adjoining carriageway level.

The existing driveway is 8.8m wide and can accommodate parking for up to 3 no. cars which is considered adequate. The parking area is surfaced predominantly with loose bound gravel. I would recommend that the driveway is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway to prevent loose materials being carried onto the footway / carriageway.

No gates shall be erected within 5m of the adjoining highway.

The existing driveway is not served by a dropped kerb vehicular crossing and vehicles have to bump up the kerb. This is unacceptable particularly given the proximity of the bend. I would recommend that the applicant applies for s.184 consent in order to lower the kerb and strengthen the footway at the point of access. Please ask the applicant to contact Jo Giles on Tel: 01978 729670 to obtain a s.184 application form.

The original driveway / access located on the bend has been closed up but the existing dropped kerb has not been reinstated to full height footway construction. I would recommend that the original dropped kerb access is reinstated to full height footway construction. This can be carried out as part of the above s.184 consent.

## **Parking & Turning**

The proposed parking layout indicates 2 car spaces. The provision of 2 parking spaces would be considered adequate. In reality up to 5 spaces would be possible but without any turning provision.

In order to provide adequate turning for the 2 car spaces, I would suggest that an additional 2m is taken off the existing front boundary wall to widen the access.

Providing the above issues are addressed, I would have no objections to the proposed development on highway grounds and recommend any permission includes the following conditions:-

## **CONDITIONS**

- |                              |                                                                                                                                                                                                                                                                                                                                    |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ZJ41</b><br>026R          | <b>GENERAL LAYOUT</b><br>Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.                                                                                                                                                                                         |
| <b>ZJ07</b><br>043R          | <b>ACCESS SURFACE (5 metres)</b><br>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.                                                                                  |
| <b>ZJ09</b><br>033R          | <b>NO GATES WITHIN 5 METRES</b><br>There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.                                                                                                                                                                  |
| <b>ZJ13</b><br>026R<br>E05NA | <b>DROPPED KERB VEHICULAR CROSSING</b><br>The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.                                                                                                                                                                                       |
| <b>ZJ14</b><br>026R<br>E03N  | <b>FOOTWAY REINSTATEMENT</b><br>Prior to first use of the development, the highway fronting the existing access to be closed as part of this application shall be re-instated to full height footway in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority. |
| <b>ZJ46</b><br>026R          | <b>NO PRIVATE SURFACE WATER RUN OFF</b><br>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.                             |

## **Supplementary Notes**

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

**E05NA**  
**E03N**

**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.*

*petwoodmwaite*

*W* Service Manager Environment