

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0468 **Your Ref:** MR/P/2018/0468
Date: 14th June 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 419 397 Land adjoining Chapel Gardens, Halghton Lane, Penley, Wrexham.

Development: Outline application for residential development (9 houses) and alterations to existing access.

I refer to your consultation dated 11/06/2018 including Layout Plan (Drg. No. HPJ10158.04 Rev A) in respect of the above.

The development site is accessed off the A539 Overton Road along Halghton Lane which are both classified roads.

Access

The A539 Overton Road is subject to a 20mph speed limit along this section. Visibility at the existing A539 Overton Road / Halghton Lane junction is adequate providing visibility splays in excess of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The section of Halghton Lane leading to the site from the junction with the A539 is typically between 4.6 – 5.0m. and has no footway provision. In order to support the application for a limited residential development, I would recommend that the applicant considers the following improvements:-

- Maximizing the carriageway width along this section between the frontage of the site up to the A539 junction to a minimum of 5.0m (preferably 5.5m where possible).
- Construction of a footway on the northern side of Halghton Lane in the existing highway verge between 1.6 – 1.2m wide / 2.0m where possible, providing a continuous link between the site and the existing 1.6m footway on the corner of the junction with the A539.
- Provision of additional lighting columns where required.

The applicant will need to enter into a s.38 / 278 agreement with the Council in order to carry out the required highway improvements.

In order to support a limited residential development in this location, I would recommend that the applicant submits a suitably scaled plan indicating the above highway improvements for further consideration.

Any proposed access serving such a development would need a minimum 4.8m wide access with 6m kerb radii.

Halghton Lane is subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road. Based on these speeds, any proposed access would need to provide visibility splays of 2.4 x 33m 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 require splays from the proposed access subject to the removal / setting back of the existing hedgerow.

Layout (Reserved Matter)

The proposed internal estate roads / footways will need to be constructed to WCBC adoptable standards.

Parking and Turning Provision (Reserved Matter)

I would recommend that parking provision is provided in accordance with LPGN 16 maximum requirements.

A suitable turning head complying with WCBC adoptable standards will be required.

Lighting Provision

A scheme of street lighting for the internal estate and along the site frontage on Halghton Lane will be required. I would recommend that the applicant liaises with our Street Lighting Section (Contact: Paul Rogers) on Tel: 01978 729673 for further advice.

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.

Construction Traffic Management Plan (including details of contractor parking)

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.

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.

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



 Planning Control Manager