

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0633 **Your Ref:** PF/P/2017/0633
Date: 5th June 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 352 520 The Goulbourne, Borrass Park Road, Wrexham.

Development: Application for approval of details reserved by condition imposed under P/2016/1048:

- Condition 6** - **Submission of arboricultural method statement.**
- Condition 7** - **Full details for the arboricultural supervision of tree protection measures.**
- Condition 8** - **Boundary Treatments.**
- Condition 9** - **Dust Management Plan.**
- Condition 10** - **Construction Traffic Management Plan.**

I refer to your email / consultation dated 01/06/2018 in respect of the above.

Condition 8 - Boundary Treatments

Access

Assuming typical speeds of 20mph for vehicles approaching from the north west, any proposed / existing access in this location would normally be required to provide a visibility splay of 2.4 x 25m in the north westerly direction measured to the nearside edge of the adjoining highway. Assuming typical speeds of 25mph for vehicles approaching from the south east, any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 33m in the south easterly direction measured to the nearside edge of the adjoining highway.

The existing access serving the public house car park provides visibility splays in excess of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the proposed access appears achievable in the south easterly direction providing a splay in excess of 2.4 x 33m measured to the nearside edge of the adjoining highway. However, the required visibility splay in the north westerly direction would appear to cut across the garden area / path of plot no. 1 which is unacceptable. I would recommend that the area of land required to achieve the required 2.4 x 25m splay takes the form of a grass verge and is dedicated to the Highway Authority. Alternatively, I would recommend a condition is imposed requiring nothing to be erected or planted within this splay in perpetuity.

The revised plan (Drg. No. N027/015 Rev A) indicates a splay cutting across the garden area of plot 1 with shrubs planted within the splay which is unacceptable.

I would recommend that the applicant amends / annotates this detail on a revised layout plan.

Footpath Link

I would normally recommend the provision of a 2.0m wide footway link between the internal estate road and Mile Barn Road (between plot nos. 2 & 3). The proposed footpath is only 1.2m wide which is considered inadequate. I would recommend that any boundary treatment (ie/ hedge, fence, wall) either side of a 2m wide footway link is maintained at a maximum height of 1m. If the footway link is to remain at 1.2m wide then I would recommend a condition is imposed requiring nothing to be erected or planted within 1m of the edge of the proposed footway.

However, the revised plan (Drg. No. N027/015 Rev A) includes a note stating that timber boundary fencing will be erected between each plot to segregate rear amenity areas. The erection of such fencing is likely to give the proposed footpath an enclosed feeling and make it less user friendly.

I would recommend that the applicant submits a revised layout plan indicating / annotating the requested detail.

Condition 10 - Construction Traffic Management Plan (CTMP)

Construction Traffic Management Plan (including details of contractor parking)

Comments from Traffic Section (contact Darren Green on Tel: 01978 729643) :-

- Please ask the applicant to include a comment in a revised CTMP stating that a road sweeper will be made available to ensure that the adjoining highway is kept clean.
- The submitted CTMP indicates that a dedicated area for the turning of construction / delivery vehicles will (if feasible) be formed and a banksman provided.

I would recommend that the proposed turning head is laid out and surfaced with hardcore before construction on the dwellings commences to facilitate a suitable turning area for construction / delivery vehicles. I would recommend that a statement to this effect is included in a revised CTMP.

- Statement that no parking of vehicles (ie/ either HGVs or Construction vehicles) shall occur on the public highway during the construction works.
- Details of proposed warning signs (ie/ signage schedule) during construction phase on approaches to site and access itself (the applicant may wish to contact the WCBC Streetworks Section – Contact Darren Green on Tel: 01978 729643 for advice). Proposed signage details will need to be included in a revised CTMP. All signs shall be Welsh over English.

I await the requested information.

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.

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