

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0155 **Your Ref:** SEH/P/2018/0155
Date: 1st March 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 356 478 35 Piercy Avenue, Marchwiel, Wrexham.

Development: Erection of new semi-detached dwelling attached to no. 35 Piercy Avenue with detached garage and means of access.

I refer to your consultation dated 28/02/2018 in respect of the above.

The proposed development site is located on Piercy Avenue which is an unclassified residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph due to the geometry of the road along this section.

Any proposed access would normally be required to provide visibility splays of 2.0 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. However, these splays would be automatically provided in that the development site is fronted by a 2.0m wide layby and 1.8m wide footway.

The submitted layout plan indicates the provision of 2 no. parking spaces for the existing dwelling which is considered adequate. The new dwelling provides a 3m x 14m driveway which could accommodate 2 no. vehicles which is considered adequate.

In order to access the proposed development site the applicant will need to construct a dropped kerb crossing outside the property including strengthening of the footway at both points of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

The applicant may wish to apply for a H-bar in order to protect the proposed access points. I would advise the applicant contacts Jo Giles (WCBC Streetworks Section) on Tel: 01978 729670 to arrange.

I would recommend that both accesses are surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary. No gates shall be erected within 6m of the highway boundary.

I would therefore have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

NONSTD ACCESS SURFACE (5 metres) – BOTH ACCESS POINTS

043R Prior to first use of the vehicular accesses hereby approved, the accesses shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

NONSTD NO GATES WITHIN 5 METRES – BOTH ACCESS POINTS

033R There shall be no gates or other means of enclosure across the vehicular accesses within 5 metres of the highway boundary.

NONSTD PAVEMENT CROSSING – BOTH ACCESS POINTS

026R Prior to first use of the development a pavement crossing to the site shall be constructed at both points of access in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

Supplementary Notes

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

Peter Outhwaite

for Service Manager Environment