

MEMORANDUM

From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/P/2015/0399

Your Ref: SW/P/2015/0399

Date: 17th May 2016

Town and Country Planning Act 1990

Section 78 Appeal @ Land South of Big Green Farm, Ellesmere Lane, Penley Wrexham

I am satisfied with my previous response made to this application (copy attached) and wish to inform you that I have no further comments to add.



 Service Manager Environment

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0399	Your Ref:	SEH/P/2015/0399
Date:	18 th June 2015		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 417 396 Land South of Big Green Farm, Ellesmere Lane, Penley, Wrexham.

Development: Application for outline planning permission for 26 dwellings with all detailed matters except access reserved for further approval.

I refer to your consultation / email dated 17/06/2015 including revised layout plan (Drg. No. 6509-101 Rev B – Dated March 2015) in respect of the above.

The proposed development site is located on Ellesmere Lane which is a rural, classified road subject to a 30mph speed limit.

Access

Assuming typical speeds of 30mph, any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Any proposed / existing accesses in this location would also normally be required to provide forward visibility providing a stopping sight distance of 43m for vehicles approaching the proposed accesses from the north east and forward visibility for cars waiting to turn right into the site to vehicles approaching from the south west.

It would appear possible to provide the required visibility splays from the proposed access.

Footways

The existing footway fronting the development site is typically only 1.4m wide. I would recommend the construction of a 2.0m wide footway along the entire site frontage along Ellesmere Lane. Suitable dropped kerb crossing points including tactile paving shall be provided as necessary.

All internal footways shall be a minimum width of 2.0m.

Street Lighting

I would recommend that a scheme to upgrade the existing street lighting along this section of Ellesmere Lane is included as part of any consent.

Layout

(Reserved Matter)

Although "Layout" of the site is a reserved matter, I would like to make the following observations:-

- The proposed layout / horizontal alignment of the estate roads appears unusual with some awkward / unnecessary sharp bends. Such sharp bends would make it difficult for refuse vehicles / larger vehicles to negotiate through the site particularly if on-street parking occurs in these locations and would result in vehicles encroaching onto the opposite side of the road which is not ideal. Where more significant bends are introduced, swept path analysis details should be submitted to determine whether any localised road widening is required.
- Adequate forward visibility also needs to be considered across these bends.
- The turning head indicated on the submitted layout plan is of insufficient width.

Parking Provision

(Reserved Matter)

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

CONDITIONS

- ZJ15** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ37** **SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)**
026R No part of the development shall commence until a scheme detailing the construction
E06N of the following has been submitted to and approved in writing by the Local Planning
E07N Authority: ***delete as appt ****
- 1) *Detailed layout, design, drainage, lighting and construction of the proposed new estate roads & footways.*
 - 2) *Detailed layout, design, drainage and construction of the proposed new 2.0m wide footway fronting the development site along Ellesmere Lane.*
 - 3) *A scheme of Street Lighting along Ellesmere Lane.*

The scheme as is approved shall be fully implemented prior to first use of the development.

- ZJ45** **CONSTRUCTION TRAFFIC MANAGEMENT PLAN**
026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.
- NONSTD** **TRAVEL PLAN**
055R A Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and implemented within 1 year of first occupation.

Notes to Applicant

- **s.38 / 278 Agreement**

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

- **Travel Plan**

I would recommend that the applicant contacts Jessica Pritchard (Tel. No. 01352 704544) – Flintshire County Council, Regional Travel Plan Co-ordinator for advice on the content of any proposed Travel Plan.

- **Public Footpath (PROW no. 3 – Penley)**

An existing public footpath is located immediately to the west of the development site located at the junction of Tudor Drive / Ellesmere Lane. An existing field gate and dropped vehicular access is located at this point (off Ellesmere lane). I would recommend that the applicant liaises with our Public Rights of Way Section (contact Sean Hanratty on Tel: 01978 729761) to discuss the detail of the footpath and any required modifications.

Supplementary Notes

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

Peter Downward
Service Manager Environment