

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0859 **Your Ref:** PF/P/2016/0859
Date: 15th September 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 322 496 25 Daisy Bank Close, Wrexham.

Development: Construction of new vehicular access off Bersham Road and rear driveway.

I refer to your consultation dated 15/09/2016 in respect of the above.

The development site is located on the B5099 Bersham Road which is a classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the existing traffic calming measures in place along this section.

The property already provides a single parking space on the driveway (plus a single garage) to the front of the property.

Based on typical speeds of 25mph, I would normally recommend any proposed access of this nature 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, it would only appear possible to provide the required splays by setting back the existing boundary wall fronting Bersham Road and measuring splays to a point approximately 0.4m in from the kerb edge (ie/ nearside wheel track). The provision of such splays would be considered acceptable in this instance.

However, the submitted plans do not indicate the full extent of the proposed splays. **Could you please ask the applicant to indicate the required splays from the proposed access on a suitably scaled layout plan.**

I would recommend that any proposed access is a minimum width of 3m. The submitted layout plan indicates an access of width of 6m which is considered adequate. I would recommend that any proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected within 5m of the highway boundary.

I understand that the applicant is proposing to level the back garden which is currently sloping in order to form an area of hardstanding.

As the proposed development accesses a classified road, any proposed access would need to incorporate a suitable turning facility. It is unclear from the submitted plans how a car will turn within the curtilage of the site. Could you please ask the applicant **to submit a suitably scaled layout plan indicating how a car will park and turn within the curtilage of the site.** I would suggest that the applicant seeks guidance from LPGN 16 & LPGN 21.

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.

Peter O. Mwangi

hr Service Manager Environment