

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0694	Your Ref:	P/2016/0694
Date:	9 September 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3228 5314 Woodlands Farm, Dodds Lane, Gwersyllt

Development: Demolition of existing farm buildings, undergrounding of 415 volt (LV) overhead line, erection of 27 no. dwellings with associated infrastructure including roads, services and amenities

I refer to your consultation dated 20 July 2016 in respect of the above site.

The development site is located with a proposed access on to the classified highway Dodds Lane subject to a 20 mph speed limit; for which Welsh Government guidelines Manual for Streets recommends splays of 2.4 x 25m in both directions. The proposed access achieves splays well in excess of Welsh Government recommendations.

The proposed access will be constructed with 5.5m wide road and 6m kerb radius in to the site, in full accordance with Wrexham Council guidelines on new residential development,

Dodds Lane is quite busy particularly at peak hours. I would not wish to see a significant increase in traffic generation at this roundabout.

The applicant has submitted an assessment of the amount of traffic likely to be generated by the development using the nationally recognised TRICS database. According to the applicant the proposed development of 27 dwellings will only generate approximately 12 vehicles in the peak hour; these figures are considered to be lower than I would expect. For 27 dwellings I would anticipate somewhere nearer to 23 vehicles in the peak hour. However this traffic still equates an average of less than one additional vehicle every 2 minutes during the peak hour.

This level of traffic is not considered to be significant and is not likely to cause any significant detriment to highway safety.

Any new development will require a new 2m wide footway along the full frontage of the site.

The internal layout of the estate meets with current design standards and parking provision is adequate.

I recommend that 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 33 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R

E06N

E07N

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, drainage and construction of the proposed new footway / carriageway,
- 2) Detailed layout of the proposed new footway along the whole site frontage with Dodds 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.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

ZJ35 NEW 2.0 METRE FOOTWAY

050R

Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

peter oorthwaite