

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0439 **Your Ref:** MP/P/2016/0439
Date: 16th May 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 399 500 Yew Tree Villa, Holt Road, Bowling Bank, Wrexham.

Development: Outline planning application to erect 1 no. dwelling on land adjacent to Yew Tree Villa.

I refer to your consultation dated 12/05/2016 in respect of the above.

The proposed development site is located on the B5130 Holt Road which is a rural, classified road subject to a 30mph speed limit.

Access

Assuming typical speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

However, the site is fronted by a 2m high hedgerow and the applicant has not indicated how it is proposed to provide the required visibility splays from the proposed 3m wide access. Visibility from the existing access serving YewTree Villa is poor and would benefit from the lowering of existing boundary hedge / fence and driveway pillars.

Could you please ask the applicant to indicate how the required visibility splays in both directions from the proposed access will be provided and any improvements to the existing access serving Yew Tree Villa could be provided on a revised layout plan for further consideration.

I would recommend that any proposed access is at least 3m wide and is surfaced with hard bound materials for at least 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary.

No private surface water is permitted to flow onto the adjoining highway. An Aco drain or similar will be required across any proposed access point.

Parking and Turning Provision

Given the rural / remote location of the site, I would recommend that parking provision is provided in accordance with maximum LPGN 16 requirements.

The submitted layout plan appears to suggest a potential 4 bedroomed dwelling. In this instance, I would therefore recommend that 3 parking spaces (excluding any garage space) is provided. Such provision has not been indicated on the submitted layout plan.

A suitable turning facility will need to be provided given that the site fronts a classified road. Suitable turning provision has not been indicated on the submitted layout plan.

Could you please ask the applicant to indicate the above detail on a revised layout plan.

On Street Parking

A number of cars which I assume belong to teaching staff and parents associated with the nearby St Paul's Primary School regularly park along this section of Holt Road including along the frontage of the development site and at the junction of Church Lane / Holt Road.

Any proposed access in this location may well experience difficulty in seeing beyond parked vehicles during school hours when accessing the site.

Footway Provision

There is an existing 1.5m wide footway fronting the nearby school located to the south of the development site.

Given the issues with on-street parking, lack of visibility when accessing the development site and need for safe pedestrian access in close proximity to the school, I would recommend the setting back / removal of the existing hedgerow fronting the site and construction of a minimum 1.5m wide footway along the site frontage linking the footway fronting the school up to the existing access serving Yew Tree Villa.

The applicant would need to enter into a s.38 / 278 agreement with the Council in order to construct such a footway.

Could you please ask the applicant to indicate the above detail on a revised layout plan.

I await the requested information

Notes to Applicant

- *The proposed highway works 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.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.

peter van der Walle

rv Service Manager Environment