

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0298 **Your Ref:** SEH/P/2016/0298
Date: 24th June 2016

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

Location: O. S Grid Ref: 328 507 Former Offices and Workshop, Unit C, Maesgwyn Road, Wrexham.

Development: Conversion of Former Offices to 3 no. Apartments (2 no. Two Bedroom and 1 no. One Bedroom) and Parking Area.

I refer to your consultation / email dated 22/06/2016 in respect of the above.

The proposed development site is located on Maesgwyn Road which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The submitted layout plan (Drg. No. D080/003 Rev A) indicates visibility splays from the proposed access in excess of the above requirements.

I would also recommend the provision of pedestrian visibility from the proposed access providing splays of measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. Adequate pedestrian visibility splays have been indicated on the submitted layout plan.

Vehicles currently appear to park behind the 1.5m wide footway along the site frontage which is considered to be a potential source of danger to road users / pedestrians. I recommend that parking in this location is prevented by an appropriate scheme of landscaping / boundary treatment. Such a scheme would need to ensure adequate lateral and pedestrian visibility is provided / maintained.

The proposed 7.5m wide access will require s.184 consent to lower the kerb and strengthen the footway at the point of access. I understand that the proposed access will remain open at all times and will not have any means of enclosure ie/ gates / shutter. I would suggest that a H-bar marking is installed across any proposed access.

I would recommend that the existing dropped kerb fronting the existing office entrance is reinstated to full height footway construction.

Given the location of the site and its proximity to the town centre, 1 parking space per apartment would be considered adequate. However, the proposed layout does not appear to provide any suitable turning provision for vehicles. Vehicles would therefore have to reverse out which is not ideal given that cars typically park along the street impeding visibility in the southerly direction. However, I assume that the existing building / offices would have generated a given number of vehicle movements at the site and may not have had any off road parking / turning facilities. The proposed parking arrangements may therefore be considered to be an improvement on previous parking arrangements.

In conclusion, I have no objections to the proposed development on highway grounds and recommend any permission includes the following conditions:-

- ZJ41**
026R **GENERAL LAYOUT**
Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. **D080 / 003 Rev A – Dated March 2016.**
- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)**
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 carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ20**
038R **PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)**
Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ38**
050R **PAVEMENT CROSSING**
Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.
- ZJ07**
043R **ACCESS SURFACE (5 metres)**
Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
- ZJ09**
033R **NO GATES WITHIN 5 METRES**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- NONSTD**
026R **NO PRIVATE SURFACE WATER RUN OFF**
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 accesses to intercept any such run off prior to first use of the development.

NONSTD REINSTATEMENT OF DROPPED KERB CROSSING

050R

Prior to first use of the development the existing dropped kerb crossing fronting the development site shall be reinstated to full height footway construction 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.

Note to Applicant

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position and to reinstate the existing dropped kerb crossing fronting the development site. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Peter Owen

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Service Manager Environment