

# MEMORANDUM

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**From:** Service Manager Environment      **To:** Head of Environment and Planning  
**Our Ref:** EP/DC/PP/2016/0360      **Your Ref:** SEH/P/2016/0360  
**Date:** 4<sup>th</sup> May 2016

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**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 418 396 Land off and east of Ellesmere Lane, Penley, Wrexham.  
**Development:** Submission of Reserved Matters Pursuant to Outline Planning Permission Code No. P/2015/0405 (Appearance, Layout, Scale and Landscaping) – (Erection of 9 no. Dwellings with Access onto Ellesmere Lane).

I refer to your consultation / email dated 25/04/2016 including landscape plan (Drg. No. PL25) in respect of the above.

## **Parking Provision**

Plot No. 1 parking provision has changed compared with previously approved layout plan (Drg. No. PL05 Rev C – Dated 17/09/2015). To provide 3 no. spaces the driveway length would need to be increased to a minimum of 10.3m as behind a single garage. Plot Nos. 6 & 7 also require driveway lengths of 10.3m if located behind single garages. **Please ask the applicant to amend this detail on a revised layout plan.**

## **Visibility**

Typical speeds of 20mph are assumed along the internal estate road. Based on such speeds, the internal junction between plots 3 & 4 would require visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. These splays have not been indicated on the submitted layout plan. Shrub planting has been proposed within the required splays which is considered unacceptable. It would be considered preferable to extend the proposed limit of adoption (extend service strips / footways) in this location to include / protect any proposed visibility splays.

**Could you please ask the applicant to provide a revised layout plan indicating the provision of the required splays, the removal / setting back of the shrubs in these locations and proposed extent of adoption.**

## **Future Development / Adoption**

For any development of up to 24 dwellings, appropriate footways or service strips (1.8m wide) would normally be required on both sides of the internal estate road to be considered acceptable for adoption by the Council.

The proposed internal estate roads beyond the initial turning head do not appear to provide such footways / service strips. Some driveways are located directly behind the kerb edge and some planting has been proposed within potential service strips which does not meet our adoptable standards. Any required lighting columns / connections would need to be located in adopted footways / service strips. The applicant may wish to review this detail in respect of any future extension to the site including suitability for adoption.

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 Danwate*

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Service Manager Environment