

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0344 **Your Ref:** MP/P/2016/0344
Date: 22nd April 2016

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

Location: O. S Grid Ref: 337 450 The Old Fox, Bnagor Road, Eyton, Wrexham.

Development: Outline application for demolition of 2 no. disused stone outbuildings, erection of detached dwelling and construction of new vehicular access to serve both the new dwelling and existing.

I refer to your consultation dated 14/04/2016 in respect of the above.

Access

The proposed development site is located on the B5426 Bangor Road which is a rural, classified road subject to a 20mph speed limit along this section.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 45m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

It would appear possible to provide the required splays from the proposed access subject to the removal of a small section of hedgerow on the western side of the access. **Could you please ask the applicant to indicate on a revised layout plan how the above splays will be provided from the proposed shared access including the extent of hedgerow that would need to be removed / setback to provide these splays.**

Any proposed access would need to provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height. **Could you please ask the applicant to indicate these splays on a revised layout plan.**

The submitted layout plan (Drg. No. 15/5059/2) indicates a 4m wide shared access. Such an access would not be capable of accommodating the simultaneous passage of 2 no. vehicles. I would recommend the provision of a minimum 4.8m wide access for at least 5m behind the adjoining highway (ideally up to the proposed parking area). **Could you please ask the applicant to indicate this detail on a revised layout plan.**

Could you please ask the applicant to indicate the proposed gradient of the access including detail of how private surface water will be prevented from flowing from the site onto the adjoining highway. An Aco drain or similar will be required to intercept any such run-off.

Proposed Footway

The submitted layout plan (Drg. No. 15/5059/2) does not accurately indicate the extent of the existing 0.8m wide footway to the west of the site, the extent of the proposed 1.5m wide fronting the development site or the existing footway located to the east of the former pub car park access. This footway terminates just beyond the proposed access.

I would recommend that the proposed 1.5m footway is extended beyond the site frontage to provide a continuous link between both sections of existing footway in the interest of highway / pedestrian safety. Such a footway will need to taper at both ends to tie into the existing sections of footway.

Given the existing site levels, the proposed footway is likely to have a negative fall towards the back of footway. Appropriate measures will be required to drain the new section of footway (eg/ dished channel at rear of footway with gullies connecting to existing carriageway surface water system).

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

The applicant will be required to enter into a s.278 agreement with the Council in order to construct the proposed footway.

The submitted layout plan appears to indicate yellow lines fronting the development site. A traffic regulation order for parking restrictions along the site frontage would not be considered acceptable in this location. The applicant may however wish to apply for a H-Bar marking across the proposed access to offer some protection. I would advise the applicant to contact Jo Giles on Tel: 01978 729670 to arrange.

Parking and Turning Provision

The provision of 3 parking spaces each for the 3 bedroom dwelling existing dwelling is considered adequate. However, the proposed spaces appear to be less than the standard 2.4m width. **Could you please ask the applicant to indicate / annotate this detail on a revised layout plan.**

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.

Note 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

peter Douthwaite

// Service Manager Environment