

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: ENV/DC/PP/2016/0486

Your Ref: MP/P/2016/0486

Date: 26th May 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 356 552 Land adjacent to Quarry Rig, Pant Lane, Gresford, Wrexham.

Development: Erection of dwelling and construction of access.

I refer to your consultation dated 26/05/2016 including layout plan (Drg. No. 02 – Dated 07/08/15) in respect of the above.

The development site is located on Pant Lane which is a classified road subject to a 30mph speed limit.

Manual for Streets would normally require any proposed access to provide visibility splays of 2.0 x 56m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

Any proposed shared access would also 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.

It would appear possible to provide the required visibility splays from the proposed access. However, alterations to the existing boundary wall / fence / hedging along the site frontage will be required in order to provide the required splays. **I would recommend the applicant submits a revised layout plan indicating how the required splays are to be provided.**

Any proposed access shall be a minimum width of 3.0m for a minimum distance of 5m behind the adjoining highway. Any proposed access shall be surfaced using hard bound materials for a minimum distance of 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary (back of footway).

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.

Parking and turning provision at the proposed development site shall be in accordance with LPGN 16 / LPGN 21. Although, there would appear to be space for 3 no. vehicles to park at the proposed property (garage space excluded), turning provision is considered inadequate. **I would recommend the applicant submits a revised layout plan indicating how an adequate turning facility is to be provided in addition to providing 3 no. parking spaces.**

I would normally recommend that the application be **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the turning of vehicles clear of the public highway.

However, if the applicant was able to address the above issues I would have no objections to the proposed development on highway grounds and would recommend any permission include the following conditions:-

CONDITIONS

NONSTD 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 2.0 metres x 56 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 PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)

038R 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.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 3.0 metres.

ZJ07 ACCESS SURFACE (5 metres)

043R 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 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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.

ZJ23
035R

(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Notes

E05NA 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. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Peter Outwards

M Service Manager Environment