

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0890	Your Ref:	MP/P/2015/0890
Date:	25 th February 2016		

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

Location: Former Site of Brother Industries, Croesnewydd Road, Wrexham.

Development: Residential development comprising 80 no. dwellings, associated roads and open space.

I refer to your consultation dated 24/02/2016 including layout plan (Drg No. CRW-SP01 Rev B - Dated 27/10/2014) in respect of the above.

Turning Heads

The proposed turning heads indicated on the submitted layout plan are of insufficient size to accommodate the turning movements of an 11.2m long refuse vehicle ie/ outside plots 31 – 35, 14 & 45, 19 – 22 and 61. Please ask the applicant to increase all proposed turning head dimensions in accordance with WCBC Standard Detail (see attached detail).

Please ask the applicant to indicate this detail on a revised layout plan.

Driveway Dimensions / Parking Provision

All proposed dwellings shall provide a minimum of 2 no. parking spaces each in accordance with LPGN 16. Any proposed garage spaces must not be included as parking provision in line with LPGN 16.

Plots nos. 7, 14, 15, 28, 52, 55, 61, 62, 70, 72 & 73 only have 1 no. parking space each which is considered inadequate.

All driveway dimensions shall comply with the attached detail. Please ask the applicant to insert a note on a revised layout plan detailing the required driveway dimensions and indicate no. of parking spaces proposed for each dwelling / plot on a revised layout plan (excluding garages).

Existing Right Hand Turning Lane – Croesnewydd Road

The existing right hand turning lane fronting the development site along Croesnewydd Road will need to be modified (alter hatching) to suit the proposed access.

Highway Surface Water Drainage

I understand that it is proposed to provide a system of attenuation on site and discharge any highway surface water run-off at a controlled rate into the River Gwenfro. I would recommend that the applicant liaises with my colleague Neil Taunt (Senior Flood Management Officer) on Tel: 01978 729734 to discuss the details of any proposed surface water drainage system.

s.106 CONTRIBUTION – PUBLIC TRANSPORT

A s.106 contribution for public transport infrastructure works shall be provided prior to the commencement of works. This contribution shall consist of a £5000 one-off payment and also £12,000 paid over 5 years.

In principle I have no objections to the proposed development subject to the above issues being addressed. 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.

Notes to Applicant

- Any proposed retaining structures within the development site are likely to require technical approval by our Structures Section. I would recommend that the applicant contacts Matthew Ricketts on Tel: 01978 729723.
- Any proposed trees located along the main access road serving the development site shall be positioned to the back of the proposed grass verge and have a maximum trunk diameter of approximately 100mm.

The developer shall take appropriate measures to avoid any impact from root growth from any trees planted within the Highway.

The Highway Authority would not wish to adopt / maintain the proposed grass verge (planted with trees) running alongside the main spine road into the site. Such areas shall be incorporated into an appropriate private management agreement.

- Any proposed shared private driveways shall be incorporated into an appropriate private management agreement.
- The proposed estate road including footways/ cycleway 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.38 / 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 Dornmueller

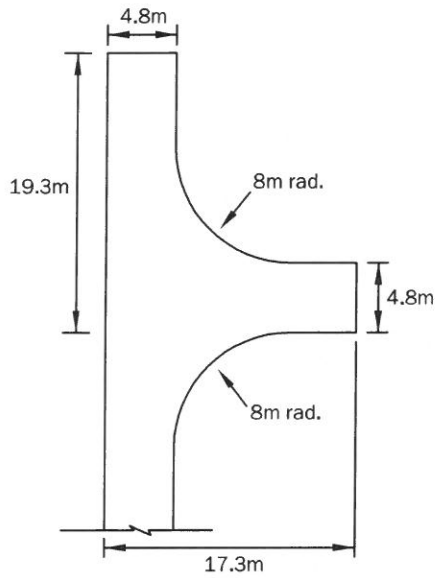
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Service Manager Environment

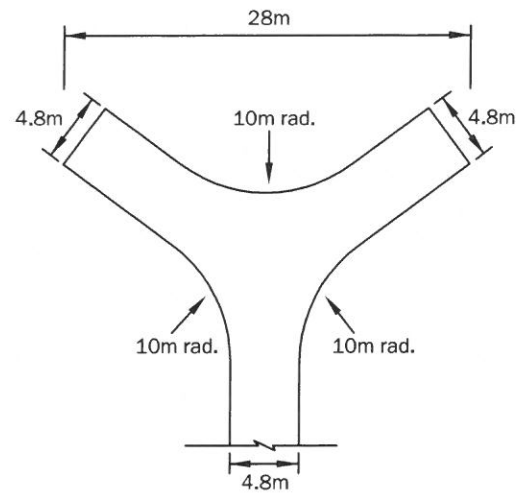
Turning Areas

4.8m Wide Carriageway

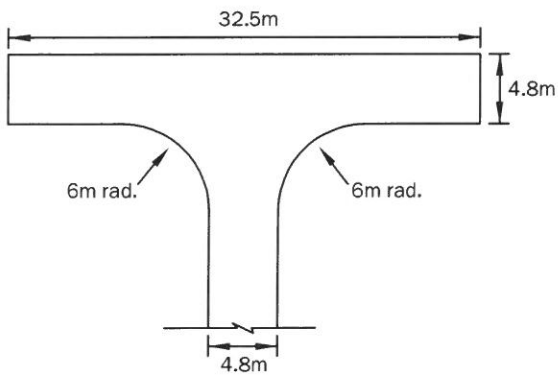
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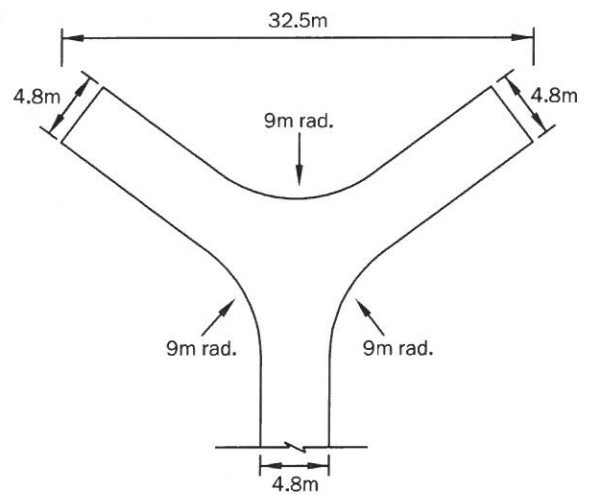
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Note:

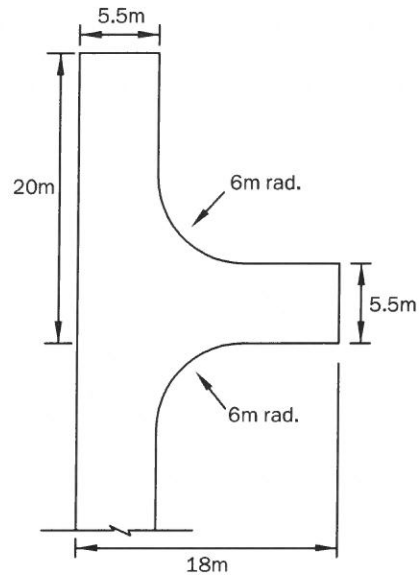
Turning areas are based on an 11.18m long, 2.55m wide refuse vehicle.

Scale 1:500

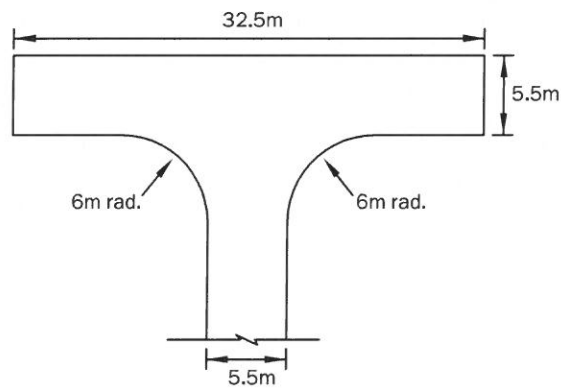
Turning Areas

5.5m Wide Carriageway

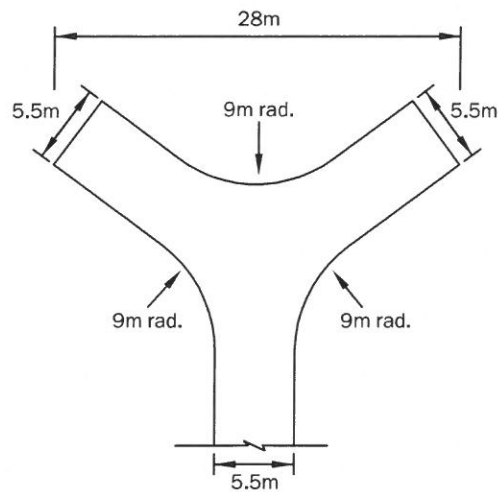
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Note:

Turning areas are based on an 11.18m long, 2.55m wide refuse vehicle.

Scale 1:500

PARKING AND DRIVEWAY ARRANGEMENTS

NOT TO SCALE

