

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2015/0932

Your Ref: KH/P/2015/0932

Date: 7th January 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 372 417 Penyllan House, Penyllan Street, Overton, Wrexham.

Development: Renovation of Penyllan House and Change of Use of The Coach House and shop into 2 no. single residential units.

I refer to your consultation dated 14/12/2015 in respect of the above.

The proposed development site is located on Pen y Llan Street which is a classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph for vehicles approaching from the east and 20mph for vehicles approaching from the north west given the geometry of the road along this section.

Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 33m to the east and 2.4 x 25m to the north west measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing / proposed access is approximately 2.4 x 53m to the north west and in excess of 2.4 x 33m to the east measured to the nearside edge of the adjoining highway. Visibility in the easterly direction is reliant on the regular maintenance of the vegetation growing on the existing boundary wall.

The existing private driveway serving the development site already serves 3 no. properties at the southern end of the site, an additional dwelling currently under construction (planning ref: P/2014/0115) and Penyllan House itself (Coach House & Shop). It is current Council policy that no more than 5 dwellings be served off a private drive unless it is to an adoptable standard. This is because above 5 dwellings it is considered that the volume of traffic will be such as to give rise to additional danger to pedestrians, cyclists and road users generally unless minimum standards are met.

Although the existing private driveway is only 2.5m wide for the majority of its length, the first 20m of the access is approximately 6m wide and can accommodate the simultaneous passage of 2 no. vehicles clear of the adjoining highway.

The proposed re-development of Penyllan House into 3 dwellings will result in a total of 7 properties being served off the existing private driveway. However, the proposed development includes the widening of the private driveway from 2.5m to 5.3m allowing the simultaneous passage of vehicles and the provision of a communal turning head which will benefit all users of the private driveway.

Parking provision at the proposed development site is considered adequate and complies with the maximum requirements of LPGN 16.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

ZJ17 VISIBILITY SPLAYS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres to the north west and 2.4 metres x 33 metres to the east 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ09 NO GATES WITHIN 5 METRES

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

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. PL 052 Rev E.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing no. PL 052 Rev E shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.

Peter Oatman

P.O. Service Manager Environment