

MEMORANDUM



From: Service Manager - Environment

To: Head of Community Well-being and Development

Our Ref: ENV/DC/PP/P/2012/0006

Your Ref: LP1/P/2012/0006

Date: 20th January 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 361 475 6 The Ridgeway, Marchwiel, Wrexham.

Development: Two storey extension with internal alterations and erection of garage.

I refer to your consultation dated 09/01/2012 in respect of the above.

The proposed development site is located on The Ridgeway which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

Visibility from the proposed access is adequate providing visibility splays in excess of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Given the location of the existing street lighting column located immediately to the south of the proposed access, I would recommend that the proposed access is constructed at a width of 4.8m which will leave approximately 0.5m clearance from the existing lighting column in this location.

In order to construct the proposed access, the applicant will need to construct a dropped kerb crossing outside the property including strengthening of the footway at the point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

As the proposed extension will create a 4 bedroomed property, I would suggest that 3 no. off street parking spaces are provided. As garages are no longer included as providing parking provision, there would only appear to be 2 no. spaces available on the proposed driveway. An additional space could be provided alongside the proposed garage. This would minimize the likelihood of on-street parking along this section.

I would recommend that the existing gated access serving the development site off The Ridgeway is permanently closed up once the new access is formed and reinstated to full height footway construction. In order to carry out this work, the applicant will need to apply for s.184 consent.

No private surface water 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.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. Drg. No. PO57/005 – Dated Jan 2012.

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.

ZJ13 DROPPED KERB VEHICULAR CROSSING

026R

E05NA

The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing (see note).

ZJ14 FOOTWAY REINSTATEMENT

026R

E03N

Prior to first use of the development, the highway fronting the existing access to be closed as part of this application shall be re-instated to full height footway in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority (see note)

Supplementary Notes

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

Note to applicant

In order to construct the proposed access, the applicant will need to construct a dropped kerb crossing outside the property including strengthening of the footway at the point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Section 184 consent will also be required to reinstate the existing dropped kerb access to full height footway construction. Please ask the applicant to contact Jo Giles on Tel: 01978 729670 to arrange consent.

pp. 
Service Manager - Environment